



Neighborhood Planning for Community Revitalization

Indoor Recreational Spaces Study

A CONSORTIUM PROJECT OF: Augsburg College; College of St. Catherine; Hamline University; Higher Education Consortium for Urban Affairs; Macalester College; Metropolitan State University; Minneapolis Community College; Minneapolis Neighborhood Revitalization Program; University of Minnesota (Center for Urban and Regional Affairs; Children, Youth and Family Consortium; Minnesota Extension Service); University of St. Thomas; and Minneapolis community and neighborhood representatives.

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Center for Urban and Regional
University of Minnesota
880 Humphrey Center

Indoor Recreational Spaces Study

Prepared by
Julia McFadden
Linden Hills Neighborhood Revitalization Program
Fulton Neighborhood Revitalization Program
December 1997

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NPCR

330 Hubert H. Humphrey Center
301 - 19th Avenue South
Minneapolis, MN 55455

phone: 612/625-1020

e-mail: npcr@freenet.msp.mn.us

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INTRODUCTION

The adjoining neighborhoods of Linden Hills and Fulton have identified a shortage of access to large, regulation-size gymnasiums to accommodate recreational programs for older children and adults. In response to this need, the Neighborhood Revitalization Programs (NRPs) of Fulton and Linden Hills implemented neighborhood gym access programs as part of their First Step activities. These programs provided funds to increase the hours of operation of existing public and private gymnasium facilities. The access to these gymnasiums has allowed many hours of recreational programs to be conducted. However, only one of the four gymnasium facilities located in the neighborhoods and operated by this program is of regulation size. Therefore, further action was warranted to determine and evaluate the options available to increase indoor recreational space in the community.

Through a joint effort of the NRPs of both Linden Hills and Fulton, funding was secured for two research projects through the Neighborhood Planning for Community Revitalization program, administered by the Center for Urban and Regional Affairs. The first C.U.R.A. project, the *Land Use Impact Study*, was conducted in the spring by Jane Jacobson, a University of Minnesota graduate student in Landscape Architecture. This study examined the land-use implications of building a combined gymnasium/community center on four potential sites located within the two neighborhoods. The results of this study were presented on July 14, 1997, and a written report was printed and distributed to both NRPs.

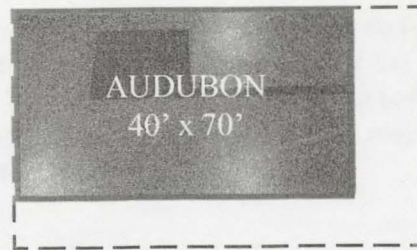
The second C.U.R.A. project, the *Indoor Recreational Spaces Study*, was conducted over the summer by Julia McFadden, a University of Minnesota graduate student in Architecture. This study identifies and analyzes methods of making better use of existing gymnasium space and provides schematic designs and cost planning data for the potential construction of a new gymnasium/community center on the four identified sites. This document is the written summary of the results of this study, which were presented on September 30, 1997.

EXISTING GYM SPACE

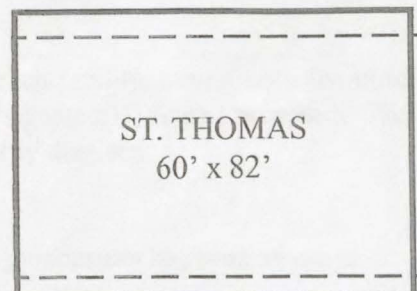
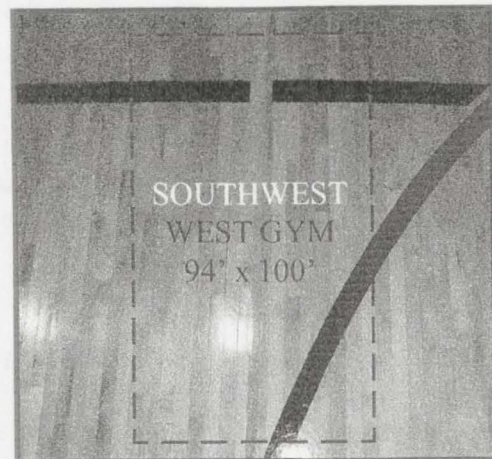
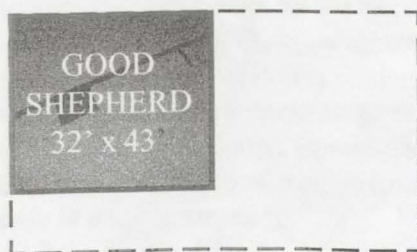
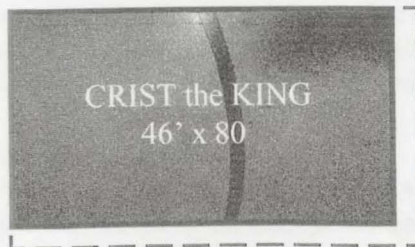
Size Comparison



LINDEN HILLS FACILITIES



FULTON FACILITIES



EXISTING GYM SPACE ANALYSIS ISSUES

There are seven gymnasiums located within the adjoining neighborhoods of Fulton and Linden Hills. Each gymnasium was analyzed with regard to the following usability issues:

Size of Gymnasium

Since the need in the community is for full-size gymnasium space, each gym was measured and compared to the dimensions of a regulation-size basketball court. The boundary lines of a highschool regulation-size basketball court measure 50 feet by 84 feet. A minimum border of ten feet on all sides is recommended for regulation play, resulting in a gymnasium measuring 70 feet by 104 feet. The minimum unobstructed height required is 26 feet.

Condition/Floor Surface

The age (year built) and the type of floor surface is identified to assist in determining the general condition of each facility and the feasibility of investing in improvements, direct entries, and necessary code upgrades.

Location/Siting

The diagrams accompanying each facility show the location of the gymnasium in relation to entries, corridors, and restrooms. These relationships are important for both security and accessibility reasons, so that gymnasium space for community programs can be utilized after school, in the evenings, and on weekends.

Accessibility

In order to operate a public recreational program, the gymnasium and restrooms must be accessible according to A.D.A. guidelines. According to accessibility guidelines, at least one barrier-free entrance must be provided. This entails an on-grade or ramped pathway to the building entrance. Within the building, ramps or elevators must be provided for reaching all building levels.

Security

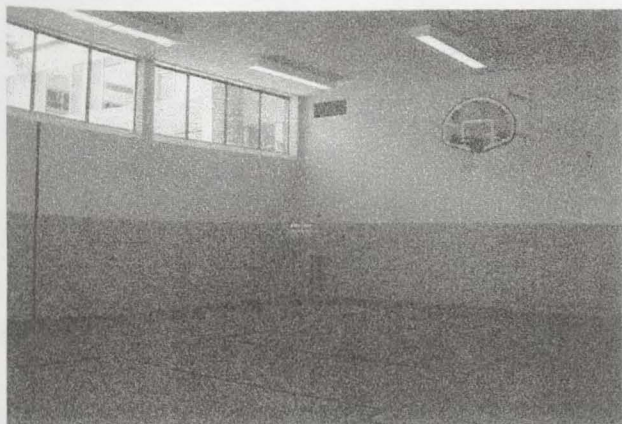
Although it may be desirable to close off a portion of a facility for security reasons, the facility must still provide adequate exits and pathways to meet egress and fire safety codes. The number of exits that must be provided is based on the occupancy load of the facility, or portion thereof. The occupancy load of a room or facility is based on its size (area in square feet). The number of required building exits for the occupied part of each facility has been calculated, as well as the number of exits for the gymnasium itself. Corridors which serve as exit pathways cannot be obstructed or closed off if they create a dead-end corridor of more than twenty feet long. This means that the existing security gates in many facilities cannot be used, or must be replaced with Egress-Control doors. Egress-Control doors prevent passage from one direction, allowing a portion of a facility to be secured from access, while allowing passage from the other direction, in case of a fire emergency.

Parking

The off-street parking capacity has been listed for each facility, noting both the number of regular(R) spaces and the number of handicapped-designated(H) spaces provided. The street parking conditions have also been notated on the facility diagram.

Direct Entry

The feasibility of constructing a direct-entry into the gymnasium has been assessed.



General Description/Condition:

Although this facility is well-maintained, the gym is very small and carpeted.

Location/Security:

The gym can be isolated from the rest of the facility through existing security gates, although the gate in the east corridor does not meet code. Although there is a handicapped accessible entrance to the facility with an automatic door, it does not allow access to the gym area when the security gate is down. In addition, the gym itself is not handicapped accessible because it sits below grade and both interior entries are down a flight of steps.

Parking/Traffic:

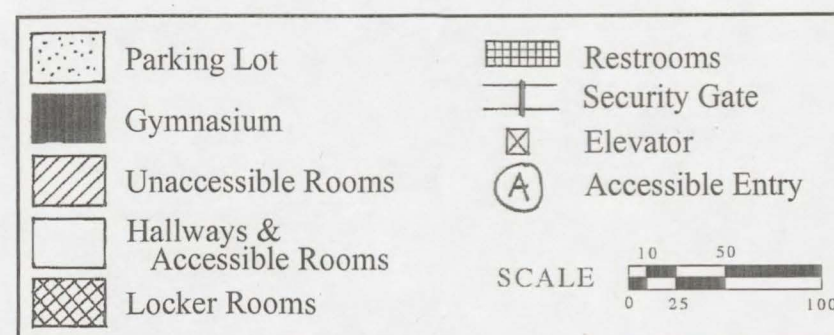
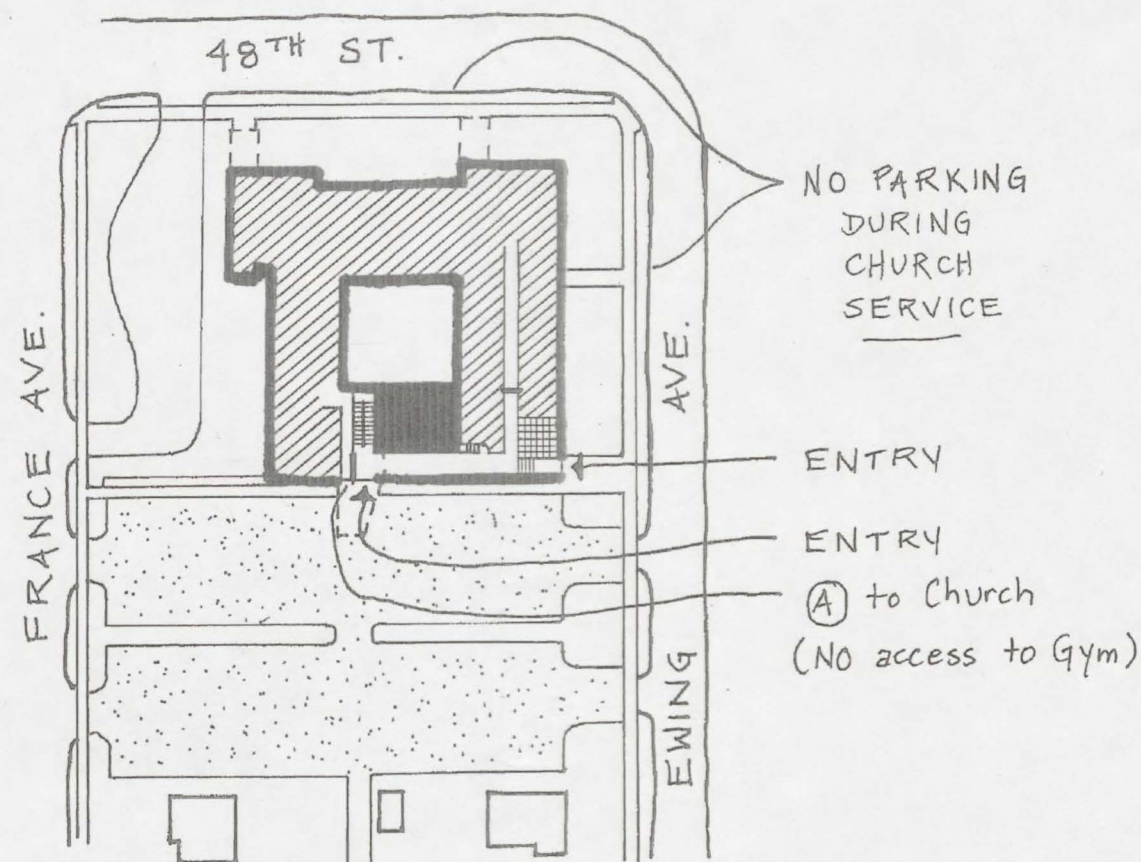
There is plenty of parking available in the large lot to the south, with some additional street parking along Ewing and 48th.

Direct-Entry:

A Direct-Entry would be difficult to accommodate given the gym's location below grade and the lack of room on the site.



South entry.



Good Shepherd

Church

Year Built:

Gymnasium size: 32' x 43'

Area: 1376 sq ft

Occupancy: 92

Gym exits required: 2

Building exits: 2

Floor surface: carpet

Security gates: yes

Restrooms: yes

Accessibility: no - stairs

Parking: R-95/H-5



East entry.



General Description/Condition:

This gym is slightly smaller than regulation-size with a tile floor, and an adjacent stage area.

Location/Security:

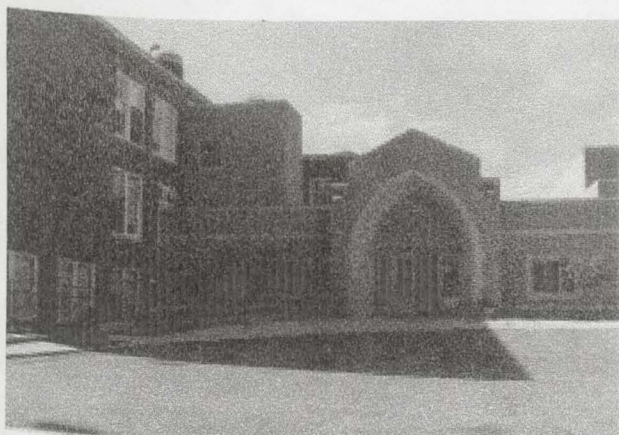
The gym is located in the interior of the building and sits below grade, with two stories of classrooms above. During gym activities the York Avenue entry and the southeast corner entry are opened for the public. However, to access the gym you must descend down two flights of stairs. The elevator is also not accessible from these entries. The only on-grade access to the elevator is through the main lobby. However, for security reasons the church does not open the main lobby entries for gym activities.

Parking/Traffic:

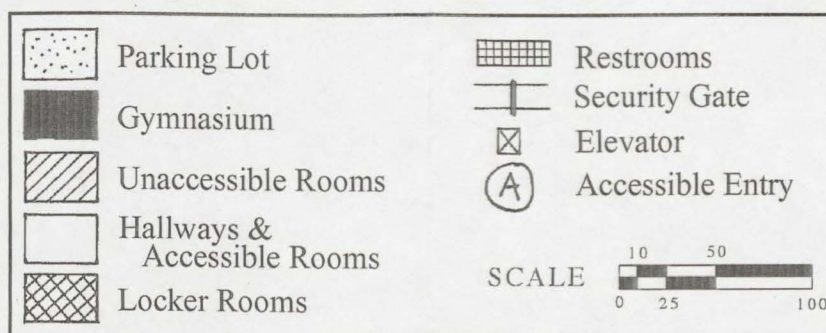
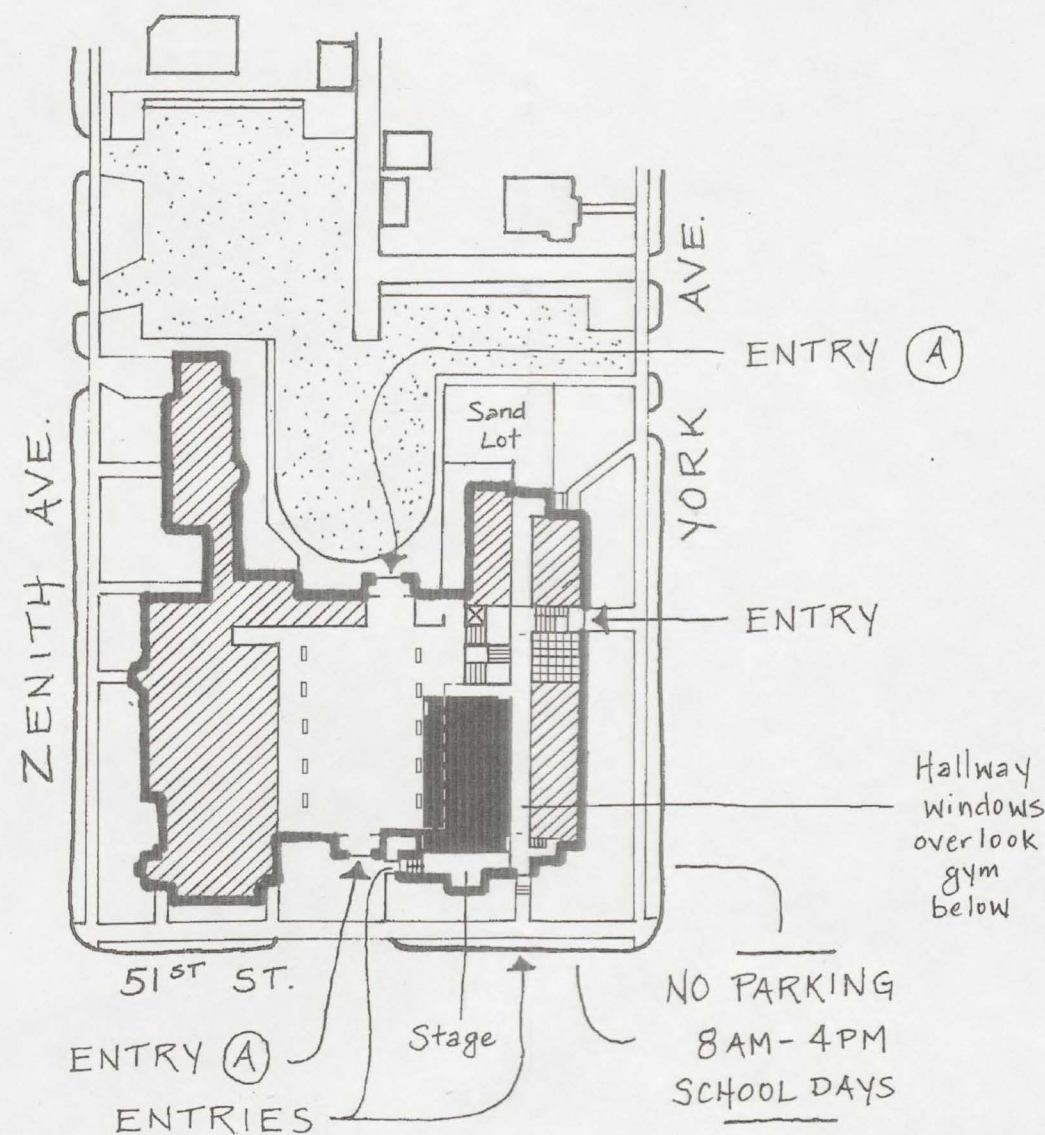
The lot to the north provides a substantial amount of parking, but multiple activities held concurrently could be problematic. Street parking is allowed on York and 51st after 4 p.m., and is unrestricted along Zenith.

Direct-Entry:

A Direct-Entry seems unfeasible, given the interior location of the gym and the architectural character of the existing building.

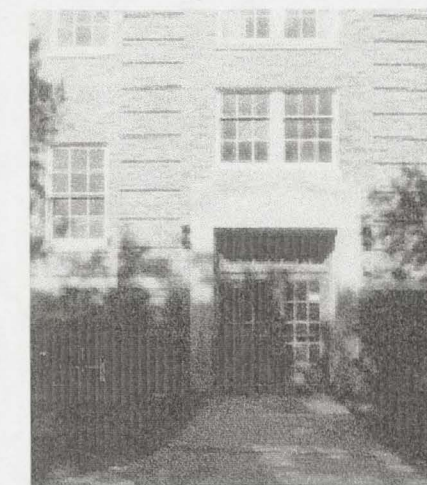


North entry to main lobby (on-grade).

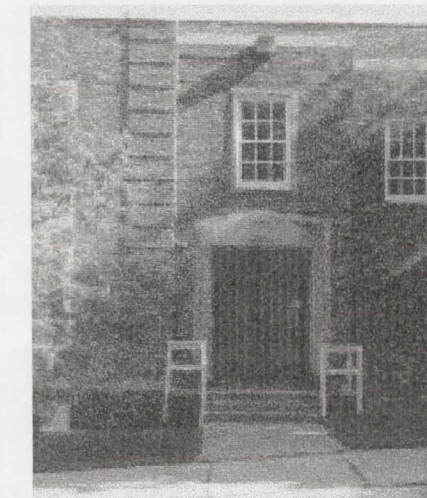


Christ the King

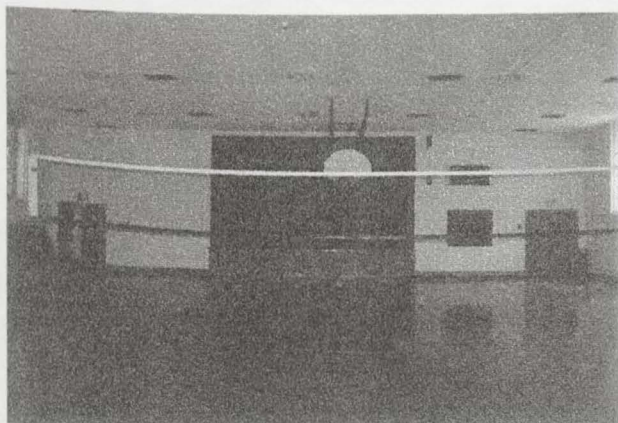
Parochial School:	3-8
Year Built:	1938
Gymnasium size:	46' x 80'
Area:	3680 sq ft
Occupancy:	245
Gym exits required:	2
Building exits:	2
Floor surface:	tile
Security gates:	no
Restrooms:	yes
Accessibility:	no - stairs at entries (elevator not accessible)
Parking:	R-68/H-2



East entry (one step to landing).



Southeast entry (4 steps).



General Description/Condition:

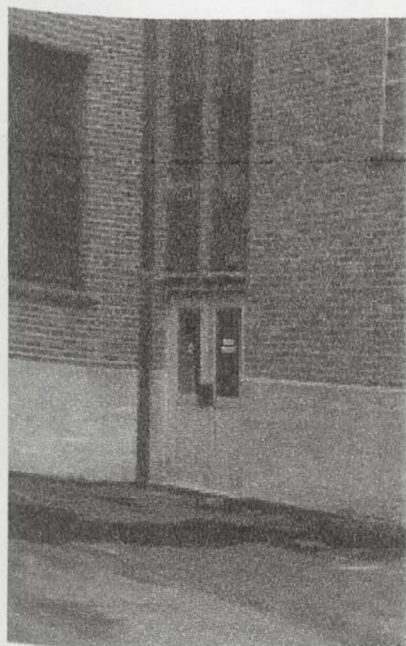
This large gym is just a few feet short of a regulation-size basketball court, and has a nice wood floor.

Location/Security:

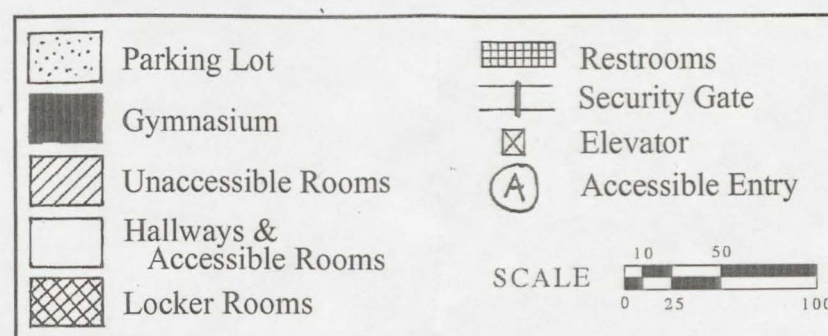
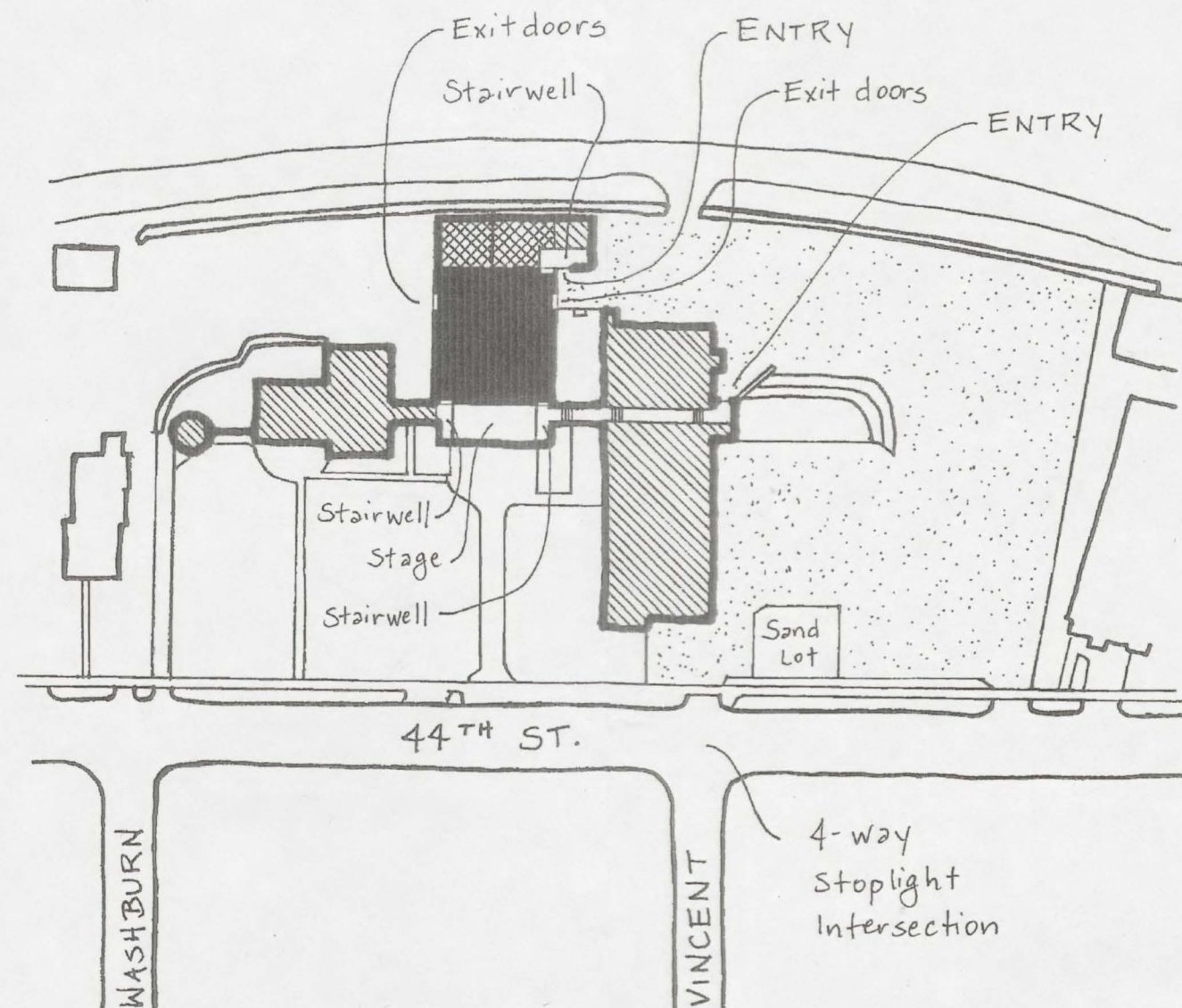
The stage, gym and lockerrooms are located on the lower level of the building with the church nave above. Thus, the primary issue with using this gymnasium is sound; gym activities cannot be scheduled when the church above is being used. Sound control or abatement may or may not alleviate this problem. Otherwise, the gym and stage area can be isolated from the rest of the building through lockable doors in each of the stairwells.

Parking/Traffic:

The parking lot is large, but must accommodate various church and school activities. Street parking is somewhat problematic, since the facility sits between an alley and 44th St., which is a major thoroughfare.



Northeast entry.



St. Thomas the Apostle

Parochial School:	K - 2
Year Built:	
Gymnasium size:	60' x 82'
Area:	4920 sq ft
Occupancy:	328
Gym exits required:	2*
Building exits:	2
Floor surface:	wood
Security gates:	no
Restrooms:	yes
Accessibility:	yes - on-grade entry
Parking:	R-99/H-3

*One exit must be into a separate exit system

Direct-Entry:

The gym already has Direct entries/exits on both the west and east sides of the building. The primary entry through the stairwell to the northeast is also on-grade, but lacks automatic doors.



East side exit doors of gym.

West Gymnasium

Year Built:	1956
Gymnasium size:	94' x 100'
Area:	9400 sq ft
Occupancy:	627
Gym exits required:	3*
Building exits:	4
Floor surface:	wood
Security gates:	yes**
Restrooms:	yes
Accessibility:	no - stairs at entries
Parking:	R-38 R-48/H-3

*One exit must be into a separate exit system

**Security gates are being replaced with
Egress-Control doors

General Description/Condition:

This large gymnasium accommodates a regulation-size basketball court with pull-out bleacher seating and can be partitioned into two regulation-size gyms side-by-side. The wood floor is well-maintained.

Location/Security:

The gym's location in the center of the building makes it impossible to completely isolate the gym from all other classrooms; however, the current security gates were designed to secure this portion of the building. The school is planning a renovation and expansion along the east side of the building, and will be removing the security gates and adding Egress-Control doors instead. However, the industrial shop and the newly renovated science labs along the north and east corridors would still pose a security concern. Presumably the two entries that would be available for accessing the gym are the two west entries, neither of which is handicapped accessible. The entry at the northwest corner could be made accessible by adding a sidewalk ramp alongside the steps which lead from the north parking lot.

Parking/Traffic:

Ample parking exists in the lots to the north and west of the building and street parking along the school block is possible after 4 p.m.

Direct-Entry:

A Direct-Entry is not viable at this facility due to the gym's location in the interior of the building.



East entry (13 + 5 steps total).



West entry (9 steps).



North entry.



South entry.

Southwest High School

Public School: 9 - 12

East Gymnasium

Year Built:	1968
Gymnasium size:	73' x 96'
Area:	7008 sq ft
Occupancy:	467
Gym exits required:	2*
Building exits:	3
Floor surface:	wood
Security gates:	yes**
Restrooms:	yes
Accessibility:	no - stairs (elevator not accessible)
Parking:	R-32/H-1

*One exit must be into a separate exit system

**Security gates are being replaced with
Egress-Control doors

General Description/Condition:

This regulation-size gymnasium can also be partitioned into two smaller gyms.

Location/Security:

The gym and swimming pool share lockerrooms, and this entire area can be isolated from the rest of the school with the existing security gates; however, they do not meet codes. The school is planning to replace these gates with Egress-Control doors while upgrading the restrooms. However, the gym is not handicapped accessible, as there are stairs at both of the two entries. Handicapped entry would have to be made through the main entrance to the school (at the link between the two buildings), then proceed through the hallways to the elevator, and down one floor to the gymnasium level. Such an entry obviously compromises security to the rest of the building. (Note: the elevator is also accessible through the service entry along the east side of the building.)

Parking/Traffic:

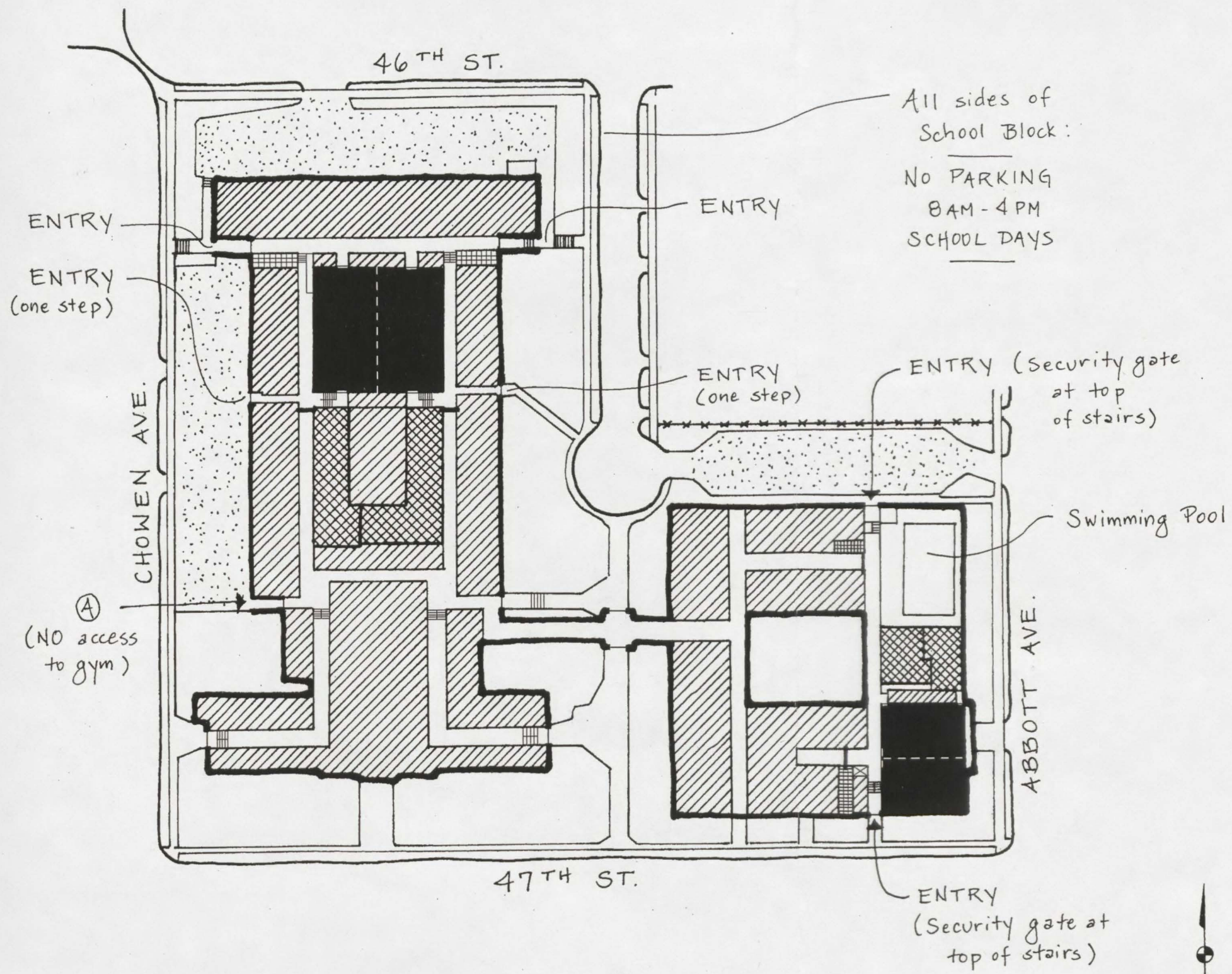
A small lot to the north of the building may be sufficient; although if both the swimming pool and the gymnasium are used concurrently there may be some concern. Some additional street parking is available along Abbott and 47th after 4 p.m.

Direct-Entry:

A Direct-Entry does not seem viable for this gymnasium because the school building is already located at the setback minimums from the street, not allowing room for any new entry construction.

Southwest High School

Existing Plan



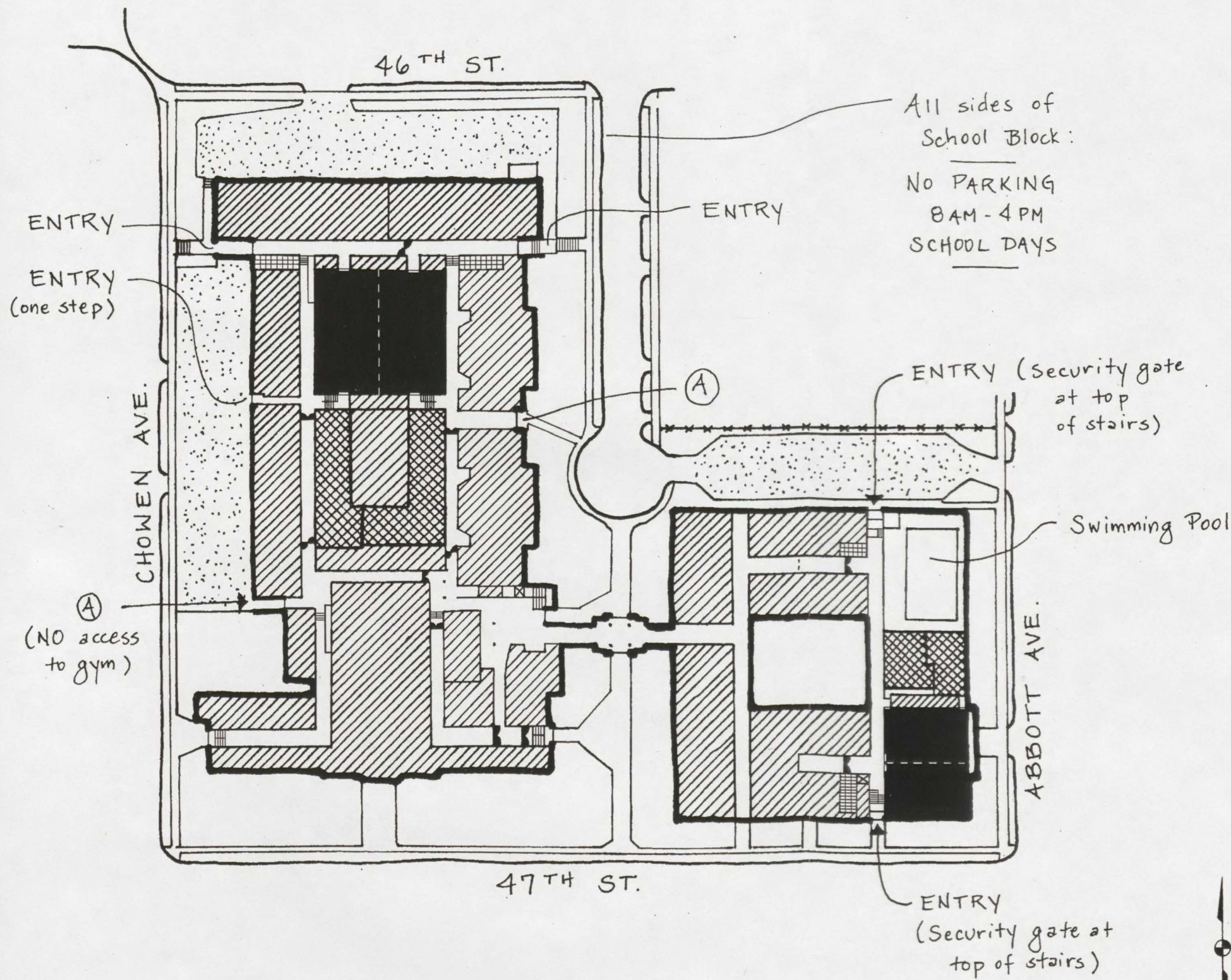
	Parking Lot
	Gymnasium
	Unaccessible Rooms
	Hallways & Accessible Rooms
	Locker Rooms
	Restrooms
	Security Gate
	Elevator
	Accessible Entry
	One-way Egress-Control door
	Two-way Egress-Control door

SCALE



Southwest High School

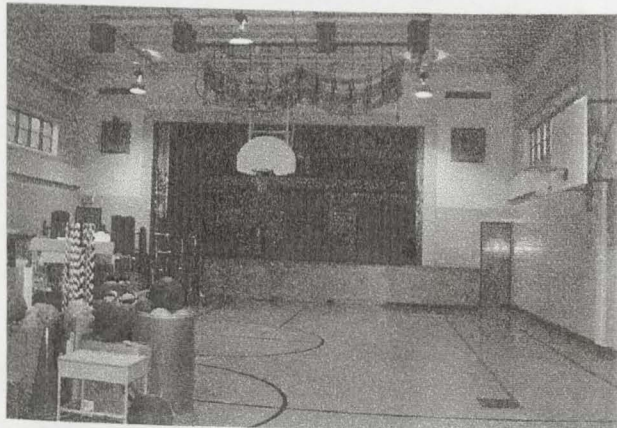
Addition & Renovation
Proposal



	Parking Lot
	Gymnasium
	Unaccessible Rooms
	Hallways & Accessible Rooms
	Locker Rooms
	Restrooms
	Security Gate
	Elevator
	Accessible Entry
	One-way Egress-Control door
	Two-way Egress-Control door

SCALE 0 10 25 50 100





General Description/Condition:

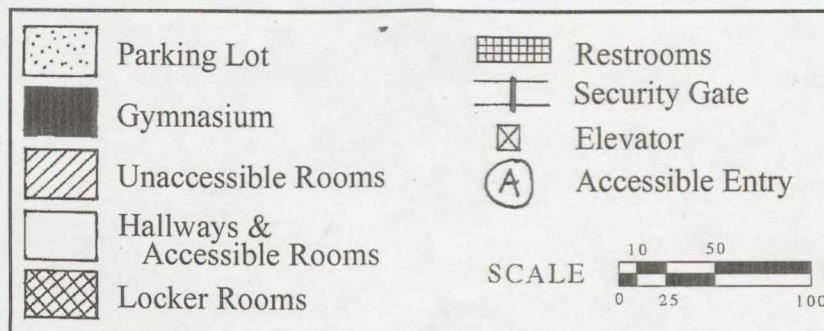
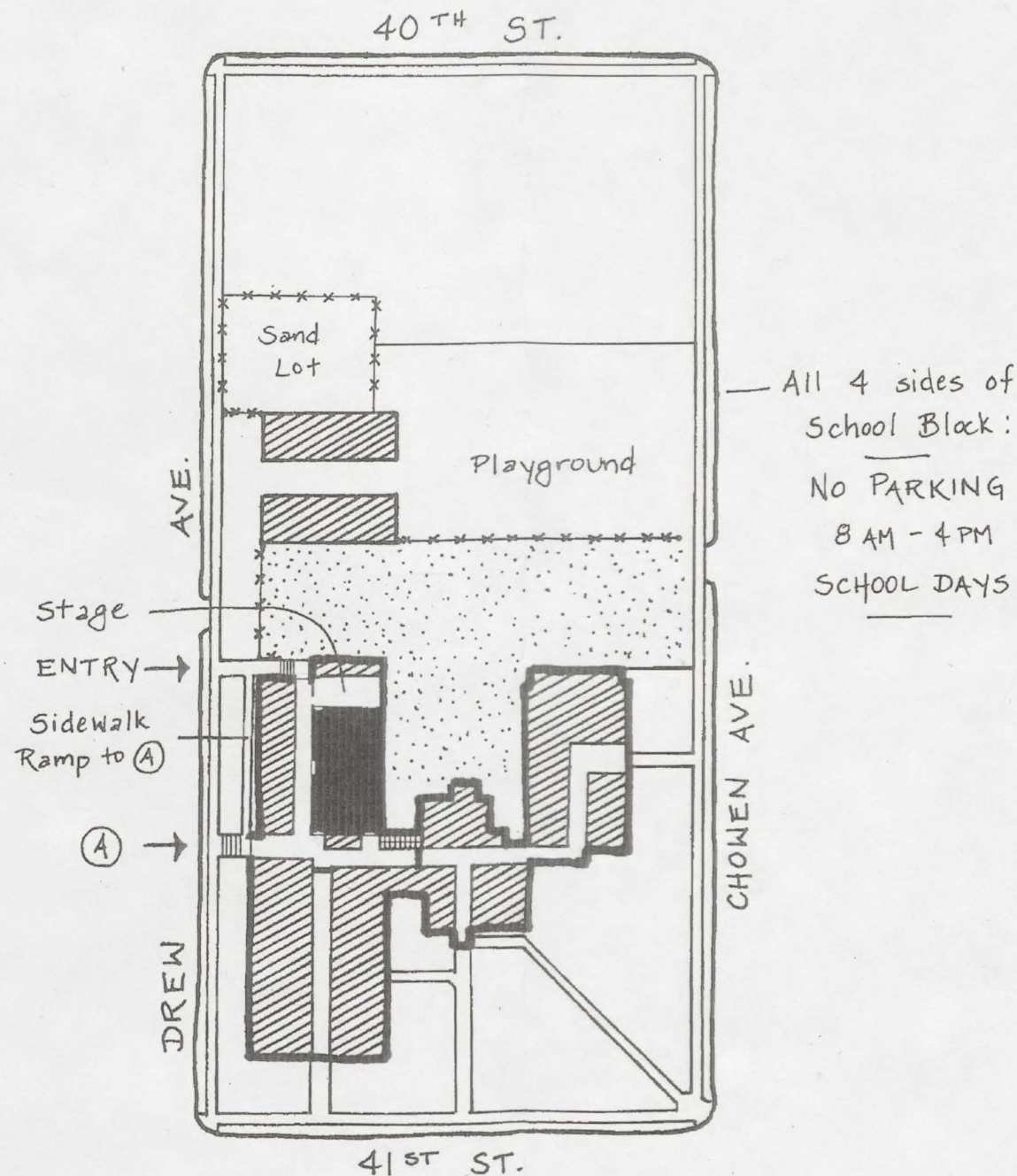
This small-to-medium sized gymnasium is in good condition and well-maintained; however it has a tile floor.

Location/Security:

The gym is handicapped accessible. A sidewalk ramp leads to the west entry, which has automatic doors. The gymnasium wing of the building can be isolated from the rest of the school with existing security gates, although they are currently not used, by order of the Fire Marshall. The gates could be replaced with Egress-Control doors.

Parking/Traffic:

The existing parking lot provides ample off-street parking for gymnasium activities, provided other school activities are not occurring at the same time. Additional street parking is available after 4 p.m. along all four sides of the school block. Therefore, there would not be any need to park on the residential sides of the street, if it was desired to restrict it.



Audubon Elementary

Public School:	K - 5
Year Built:	1954
Gymnasium size:	40' x 70'
Area:	2800 sq ft
Occupancy:	187
Gym exits required:	2
Building exits:	2
Floor surface:	tile
Security gates:	yes
Restrooms:	yes
Accessibility:	yes - sidewalk ramp
Parking:	R-33/H-2

Direct-Entry:

A Direct-Entry is possible, sited along the east side of the gymnasium. The entry would need to ramp up to the floor level of the gymnasium and could access the current restrooms, or expand them. A drinking fountain and a phone would also need to be provided. However, a second exit from the gym must be provided to meet code, which would then compromise security into the school.

New Gymnasium:

A new regulation-size gymnasium addition could be a viable alternative at this site. The existing gymnasium could be converted into classrooms to eliminate one or both of the portable buildings. However, the school would lose the stage, unless a new one was incorporated into the design of the new addition.



North entry (5 steps).



West entry (8 steps): automatic doors.



General Description/Condition:

This small gym has a nice wood floor.

Location/Security:

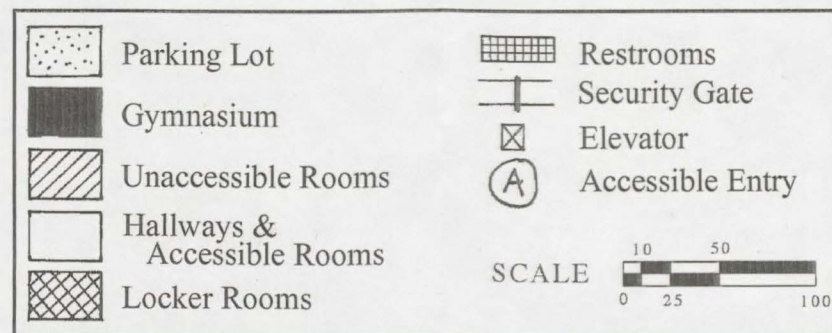
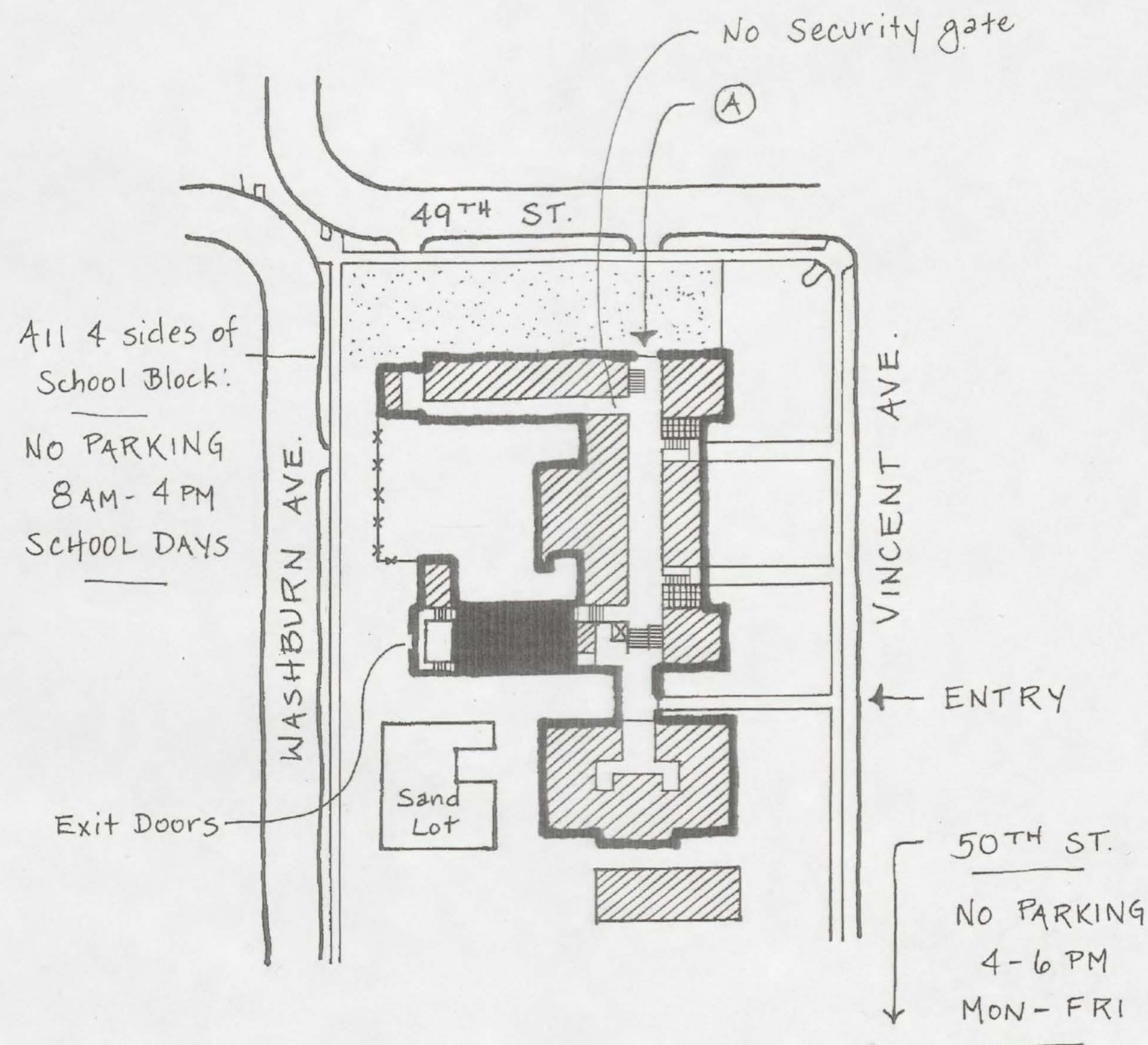
Although the gym and stage are located in a separate wing of the building, currently there are no security gates in the school, which leaves all hallways and stairways in the original building accessible. The 1966 addition can be secured with lockable doors. During gym activities the north entry and the east "link" entry are opened. Both entries are on-grade (no steps) and the north entry has automatic doors. However, none of the entries/exits to the gymnasium itself meet code. The primary entry to the gymnasium is down a flight of stairs, and although the existing elevator can provide handicapped entry through a store room next to the gym, it is often blocked with stored equipment. (Elevators also do not count as fire exits.) In addition, the rear exit is approached through narrow corridors with stairs.

Parking/Traffic:

The small lot to the north provides some parking, and additional street parking is possible along Washburn, Vincent, and 49th after 4 p.m. Parking is not allowed on 50th Street until after 6 p.m. on weekdays, but it is not a likely choice since it is quite a distance from the building entries.



East entry of link.



Fulton Elementary

Public School:	K - 5
Year Built:	1922
Gymnasium size:	32' x 69'
Area:	2208 sq ft
Occupancy:	147
Gym exits required:	2*
Building exits:	2
Floor surface:	wood
Security gates:	no
Restrooms:	yes
Accessibility:	yes - elevator
Parking:	R-24/H-1

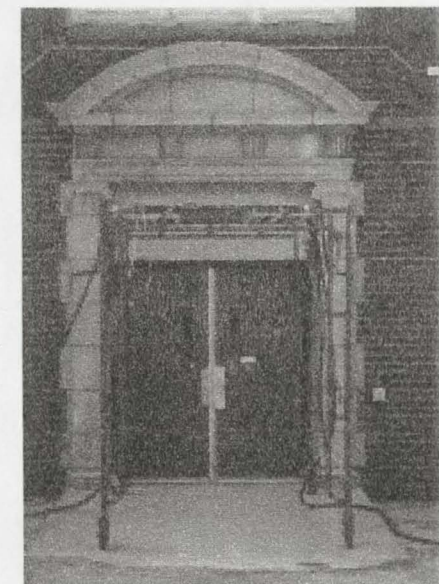
*None of the exits meets code

Direct-Entry:

A Direct-Entry would be problematic because the gym is below grade (requiring substantial excavation to build an entry) and restrooms would also have to be included. A second exit would also have to be provided to meet code. Perhaps the entire stage area could be eliminated and renovated to provide direct entry, but given the age and small size of this gymnasium, such an endeavor seems unfeasible.

New Gymnasium:

A new gym addition is worth exploring in this case. The school would gain a full-size regulation gym and the existing gymnasium could be converted into either classrooms or a permanent cafeteria, which is currently a concern. This conversion might allow the removal of the protable building to allow construction of the new gym. The 1966 addition was also designed to accommodate a future second story.



North entry: automatic doors.

GYMNASIUM FACILITIES

FACILITY	SIZE	CONDITION	SECURITY	ACCESSIBILITY	PARKING	DIRECT ENTRY	TOTAL *s	USABILITY RATING	CONCLUSIONS
GOOD SHEPHERD	too small	carpet	** security gate does not meet fire code	poor stairs at entries	**** excellent	not feasible	6	7th	The gymnasium's size and condition, plus the security and accessibility issues, preclude this facility from consideration for any upgrades.
CHRIST the KING	** o.k.	** tile	** o.k.	** problematic: stairs at gym designated entries (elevator available)	*** good	not feasible	11	4th	Although this gymnasium does not quite meet the ideal requirements for the community's needs, it could be better utilized. The accessibility issue could be resolved by working with the church to address their security concerns, so that the elevator could be accessed when needed.
ST THOMAS	*** good	*** wood	*** good	*** good on-grade direct-entry	**** excellent	already exists	16	1st	This facility is ideally suited for the community's needs. Continue to foster a good relationship with the school/church. It might be worthwhile to investigate sound abatement measures (sound-proofing in the ceiling).
SOUTHWEST WEST	**** excellent	*** wood	*** good	** problematic: stairs at gym designated entries	*** good	not feasible	15	2nd	This gym is also well-suited to the community's needs. Pursue rectifying the accessibility issue with the school district, through the addition of a sidewalk ramp from the rear parking lot to the northwest entry.
SOUTHWEST EAST	*** good	*** wood	*** good	** problematic: stairs at gym designated entries (elevator available)	* poor	not feasible	12	3rd	The accessibility issue in this case can be rectified by noting in program publications that advance notice must be given for handicapped access. The elevator can then be made available on a case by case basis.
AUDUBON	* small	** tile	** security gates do not meet fire code	*** good exterior ramp and automatic doors	** o.k.	possible	10	5th	Although this gym is too small for the community's most pressing needs, it would still be worthwhile to make this facility available for other programs. For better security, the security gates could be replaced with Egress-Control doors.
FULTON	* small	*** wood	* No security gates or Egress-Control doors	** problematic: elevator entry often blocked	inadequate	not feasible	7	6th	This gym is too small for the community's current recreational needs, and security issues would be difficult, if not impossible, to rectify. If it is desirable to use this facility for other community programs, the accessibility issue should be addressed (keeping the elevator entry free).

**** excellent
*** good, facility meets criteria, as is
** o.k., facility requires changes or upgrades to meet needs
* poor, facility is lacking and upgrades or remedies would be difficult or costly
(no star) inadequate, issues cannot be remedied

**ARMATAGE NEIGHBORHOOD
PLANNING**

COMPARATIVE ANALYSIS

The Armatage neighborhood adjoins Fulton along its southern border. The Armatage Elementary School grounds and a Minneapolis City Park adjoin each other on a large site encompassing five city blocks between Penn and Sheridan Avenues and between 56th and 58th Streets. In response to a shortage of indoor recreational space for community programs, the Armatage N.R.P. has partnered with both the Minneapolis School District and the Minneapolis Park Board to construct a new full-size gymnasium and media center. Over the summer, the firm of Smiley Glotter Nyberg Architects (SGN) has been engaged in a lengthy pre-design process with the neighborhood to develop schematic designs for the addition.

To provide a comparison to the issues facing the Linden Hills and Fulton neighborhoods, the existing conditions at Armatage Elementary School, as well as one of the gym addition design proposals (Scheme L), have been diagrammed and analyzed in the same manner as the preceding facilities.

Note: By the time this report was completed, SGN had produced several more proposals, and the Armatage neighborhood conditionally approved Scheme P. The plans for this scheme are included in the Appendix.



General Description/Condition:

This medium-sized gym is well-lit with natural light and has a nice wood floor.

Location/Security:

The existing gymnasium is located right off the main entry lobby, next to the school's auditorium. This public part of the school was designed to be relatively isolated from the rest of the facility, with Egress-Control doors located to block entry to classroom hallways. A second exit from the gym leads directly to the outside, into the service area to the east of the gym.

Parking/Traffic:

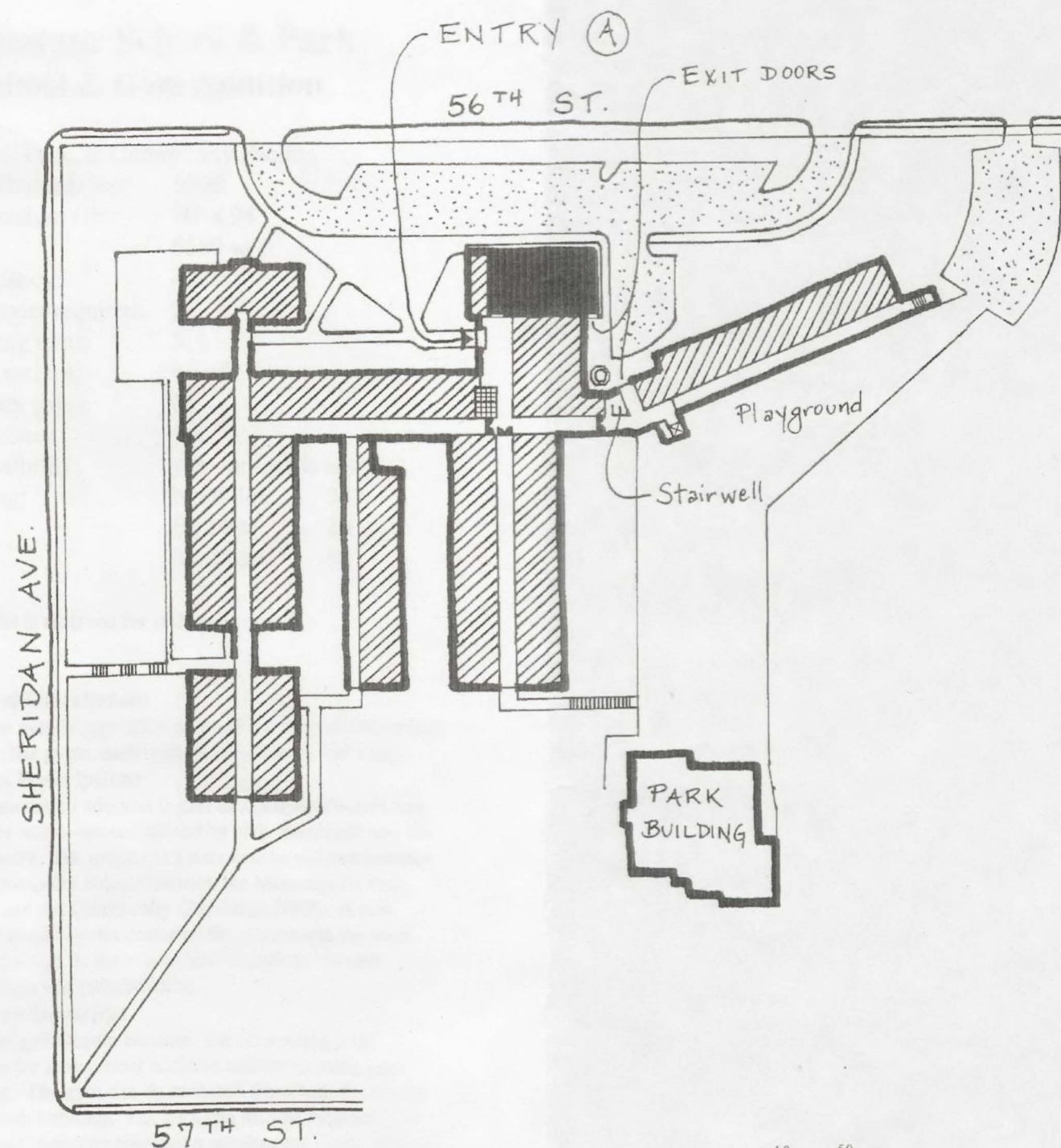
The small front lot is restricted to staff use, but there is ample street parking available along Sheridan and 56th.

Direct-Entry:

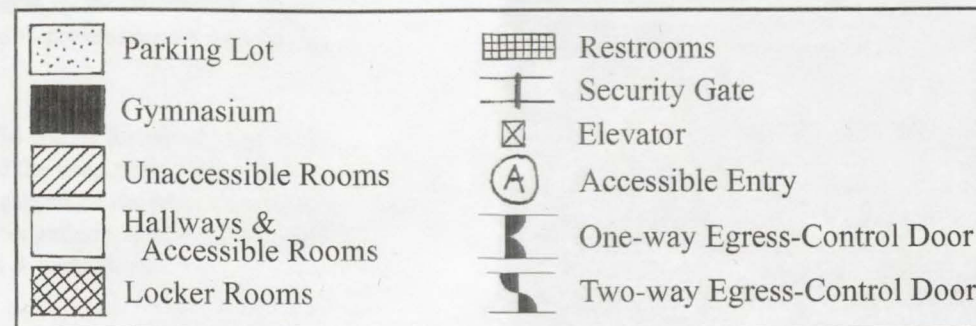
A Direct-Entry is unnecessary given the controlled access already present.



View of gymnasium from 56th Street.



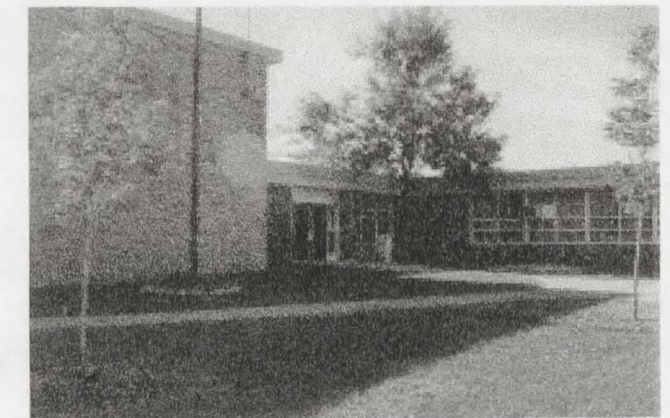
SCALE 0 25 50 100



Armatage Elementary Existing Plan

Public School:	K - 5
Year Built:	1952
Gymnasium size:	40' x 60'
Area:	2400 sq ft
Occupancy:	160
Gym exits required:	2
Building exits:	2
Floor surface:	wood
Security gates:	no
Restrooms:	yes
Accessibility:	yes - on-grade entry
Parking:	North lot: 34*
	East lot: 20

*This lot is reserved for staff only



Main entry to lobby.



Egress-Control doors.

Armatage School & Park School & Gym Addition

School, Park, & Community Facility	
Year Planned:	1998
Gymnasium size:	70' x 94'
Area:	6580 sq ft
Occupancy:	439
Gym exits required:	2
Building exits:	3
Floor surface:	wood
Security gates:	no
Restrooms:	yes
Accessibility:	yes - on-grade entry
Parking:	North lot: 34*
	East lot: 20
	South lot: 80

*This lot is reserved for staff only

General Description:

The new gym is regulation size and can be partitioned into two smaller gyms, each with its own entries and exits.

Project Description:

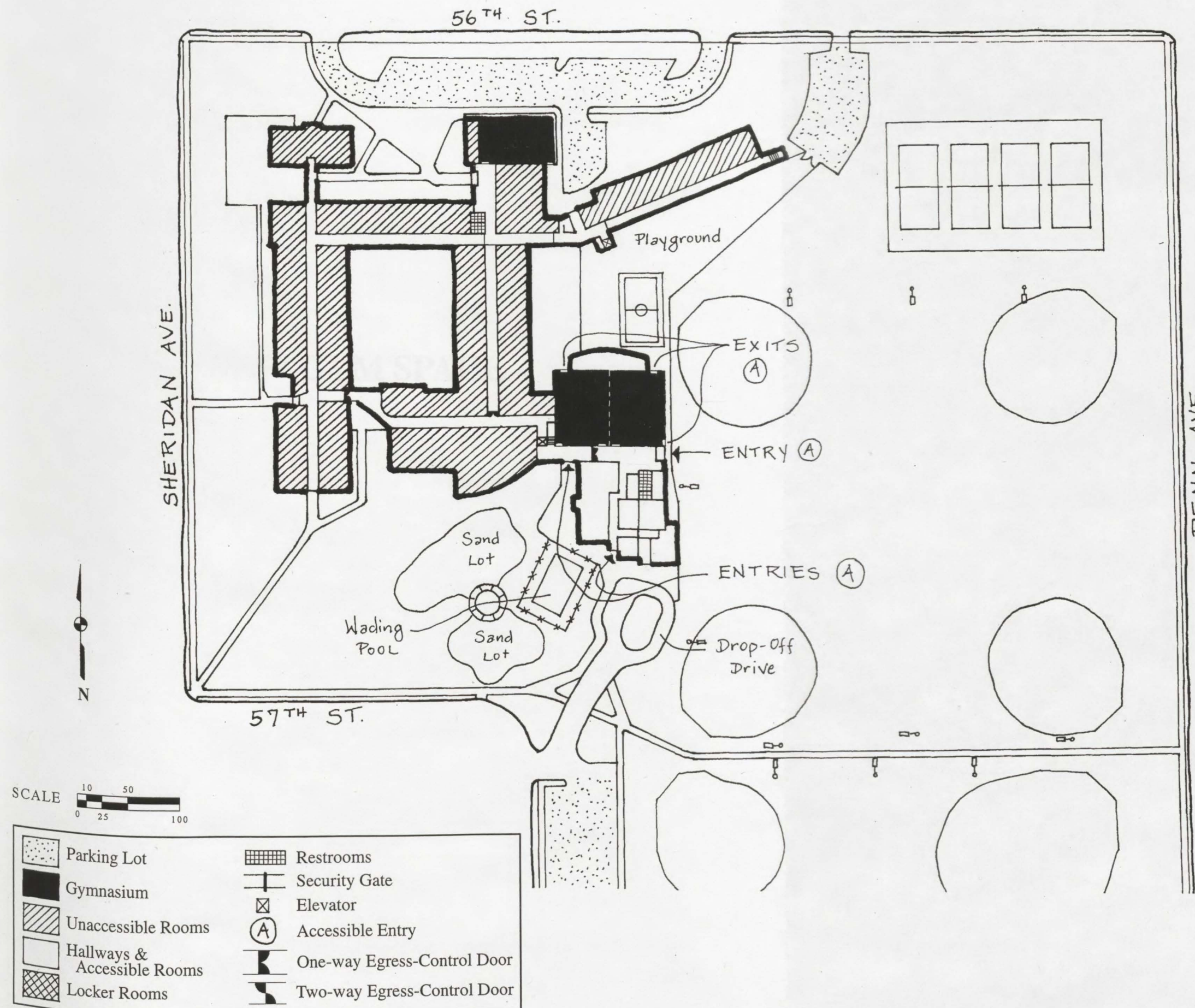
The gymnasium addition is part of a proposal to add new facilities which can be utilized by both the school and the community. The project is a cooperative venture between the Minneapolis School District, the Minneapolis Park Board, and the Community (Armatage NRP). A new classroom and media center addition connects the west and east wings of the school and extends to the new gymnasium and park building.

Location/Security:

The new gymnasium becomes the connecting joint between the new school addition and the existing park building. The gym can be accessed from both the school or the park building. The gym can also be isolated from the school, however the design requires the park building (and its restrooms) to be accessible during gym use. The design also allows the new school addition to be secured so that it can also be utilized by the community. Egress-Control doors are located to prevent access to restricted areas.

Parking/Traffic:

The three lots provide 134 spaces for off-street parking, but it may not meet all of the need when concurrent activities are held at the school, in the park, and in the new gym. However, street parking is allowed along all sides of this large school & park block.



NEW GYM SPACE

NEW GYM SPACE PROPOSAL DESCRIPTIONS

This project proposes schematic designs for a Neighborhood Community Gymnasium Facility on each of the four potential sites identified by the community. Each site is diagrammed to illustrate entry and accessibility issues, land-use implications, and building and parking lot relationships.

Siting Issues

In general, the siting issues are less complicated and more straightforward at the two park sites, due to several conditions. First, the park sites are larger, covering approximately two city blocks, versus only one city block for the schools. Second, the existing park buildings are considerably smaller than the two schools. Consequently, there is much more latitude for siting the gym addition at either of the two park sites. In addition, the park buildings are less complex in their massing and configuration, allowing an addition to be more easily attached. Nevertheless, if design issues are handled with sensitivity and thoughtfulness, a gym addition and the consequent renovation of the existing gym could greatly improve the functioning of the schools.

On the other hand, since the two park sites are forested, trees are lost due to the building and parking additions. Few trees exist on the school sites, and consequently no trees would be lost with the gym addition. However, by gaining indoor recreational space (the gym) the schools lose outdoor playground space.

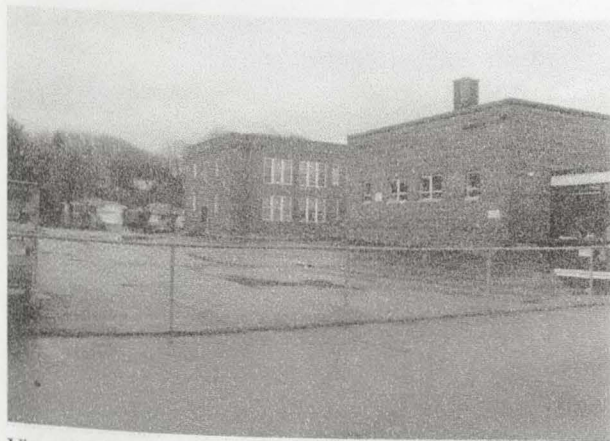
Spatial Program

The spatial program for the addition consists of a full-sized regulation gymnasium and auxiliary spaces. All four proposals add a 70' x 96' gymnasium, which can be partitioned into two smaller gyms, each with two entries/exits to meet code.

The auxiliary spaces consist of two storage rooms for the gymnasium, two accessible restrooms, a maintenance room, an office, two community meeting rooms, and a storage room accessible from the exterior. In the two park proposals, one of the meeting rooms is identified as a joint-use room. This room replaces the activity room (B) that is lost when the existing building is renovated to provide a corridor connection to the new addition.

The spatial programs for the auxiliary spaces differ in size between the school proposals and the park proposals. The restrooms and community rooms are larger in the school proposals than in the park proposals, because the park buildings already have other available community spaces and restrooms. Thus, the school proposals are designed with approximately 3,500 sq ft of auxiliary space and the park proposals add only 2,000 sq ft.

In all four proposals, the addition is designed to allow it to be secured separately from the park or school building.



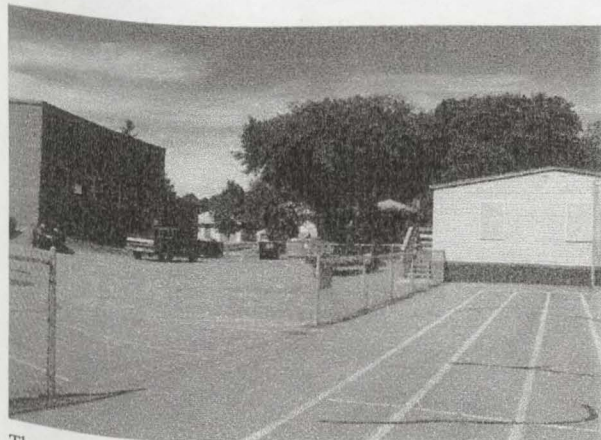
View of addition site from Drew Avenue.

General Description:

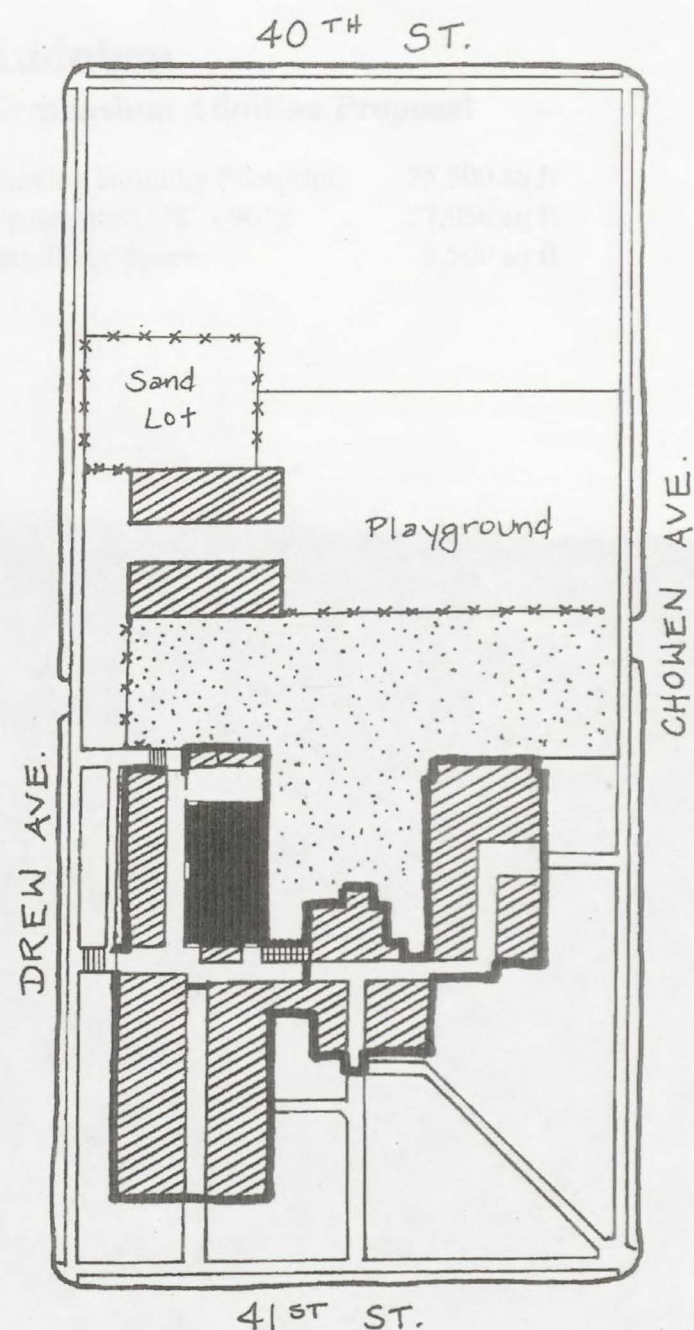
The proposed gymnasium addition is sited to the north of the west wing of the existing building, necessitating the removal of one of the portable classrooms. To minimize the visual impact of this 25 to 30 foot high structure the gymnasium is oriented with its long axis running east-west. In addition, the community space wraps around the gym, presenting a single-story facade to the street.

In this scheme, the school retains a performance/auditorium space through re-orienting the existing stage towards the new gym addition. The west half of the new gym is used for the audience space. The stage area itself has been expanded, and its adjoining store rooms utilize existing gym space.

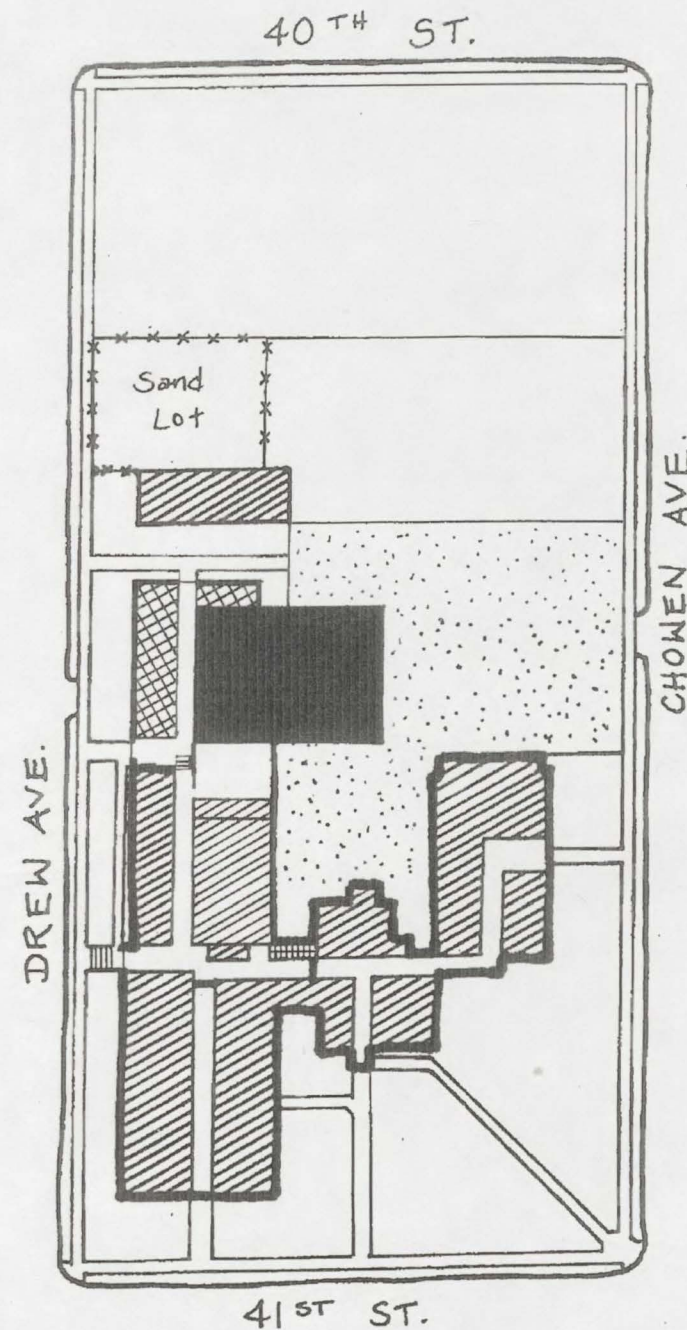
The remainder of the existing gym area is converted into two new classrooms, replacing those lost by the removal of the portable building.



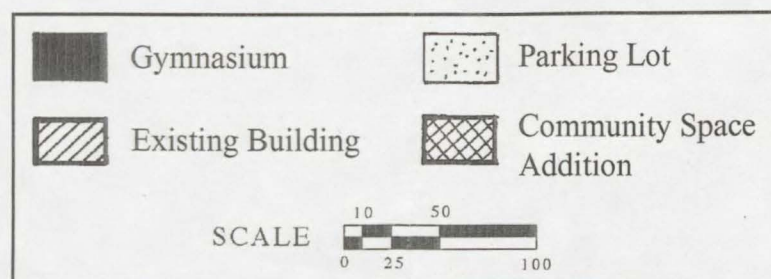
The addition site extends from the existing gym through the first portable building to the north.



Existing School Lot Plan



Gymnasium Addition Proposal



Audubon Gymnasium Addition Proposal

School Block Area: 165,600 sq ft

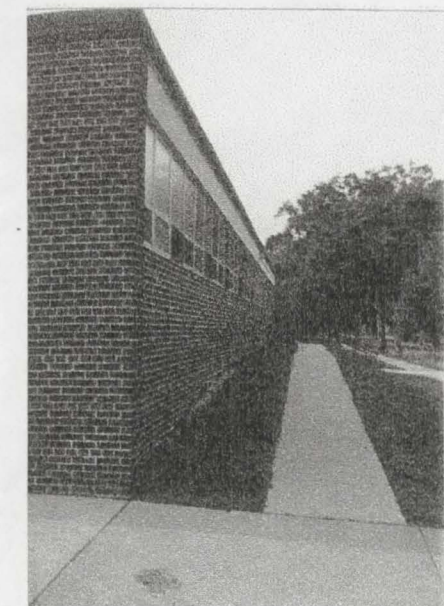
Existing Land Use:

Building Footprint:	25,500 sq ft
Parking Surface Area:	22,350 sq ft
Parking spaces:	35
Playground Area:	20,000 sq ft
Sand Lot Area:	6,120 sq ft
Portable Buildings:	2

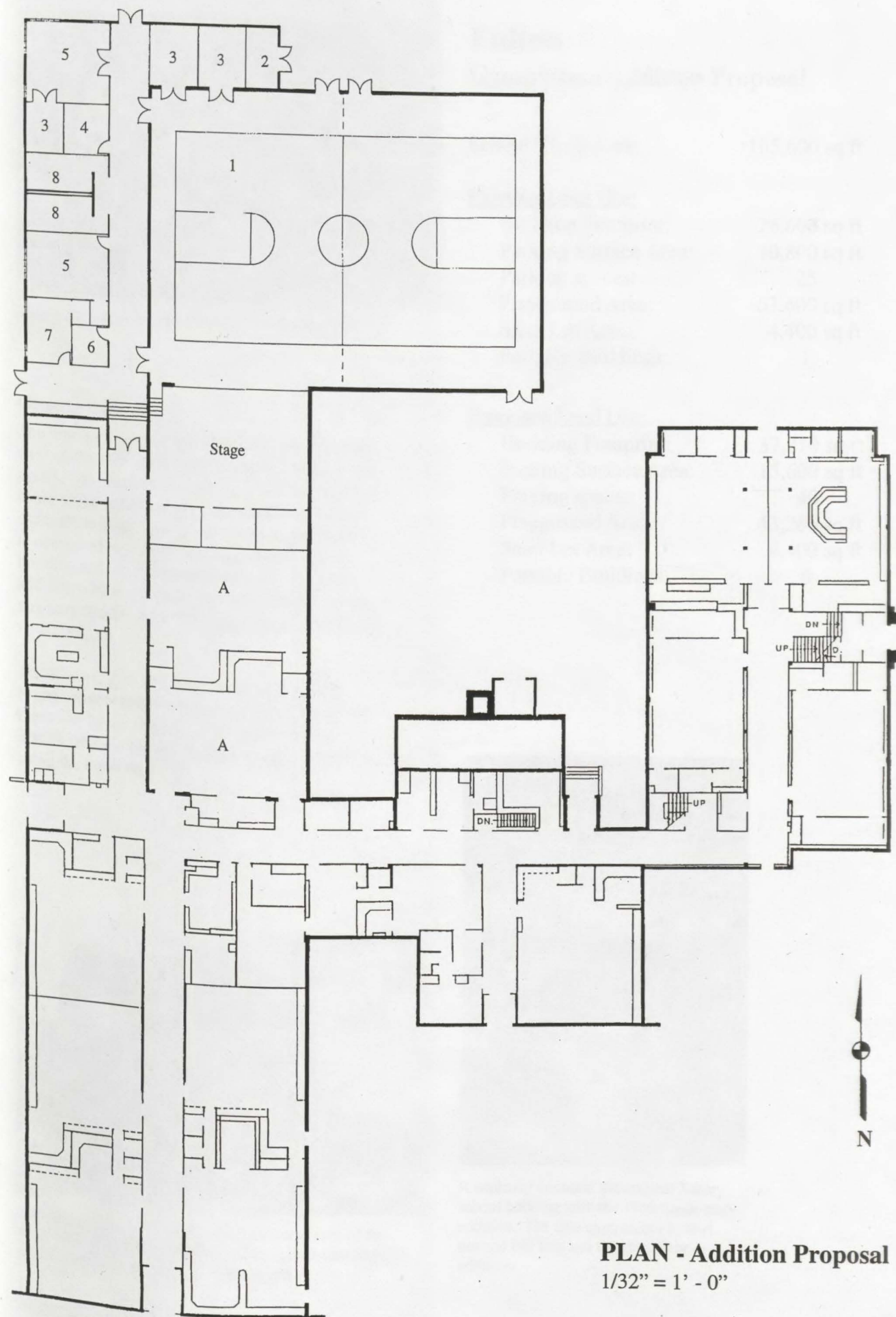
Proposed Land Use:

Building Footprint:	35,056 sq ft
Parking Surface Area:	22,350 sq ft
Parking spaces:	70*
Playground Area:	17,300 sq ft
Sand Lot Area:	6,120 sq ft
Portable Buildings:	1

* Although the total parking surface area remains unchanged from the existing to the new proposal, the number of parking spaces could be increased with a more efficient layout.



View along the west facade of the existing building.

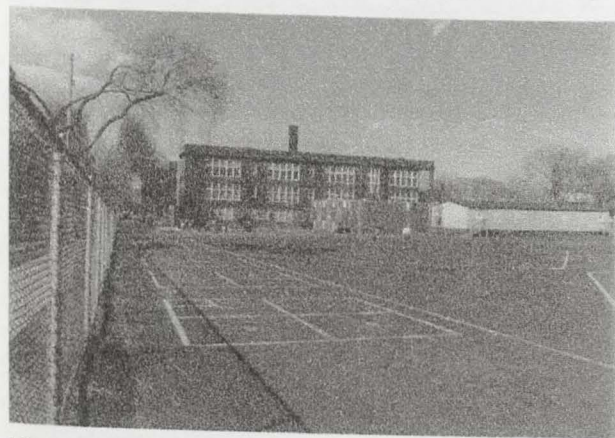


- 1 - Gym
- 2 - Exterior Storage
- 3 - Storage
- 4 - Mechanical Room
- 5 - Community Meeting Room
- 6 - Conference Room
- 7 - Office
- 8 - Restroom
- A - New Classrooms

Audubon Gymnasium Addition Proposal

Existing Building Footprint:	25,500 sq ft
Gymnasium (70' x 96'):	7,056 sq ft
Auxilliary Space:	3,500 sq ft





View north across the playground to the addition site.

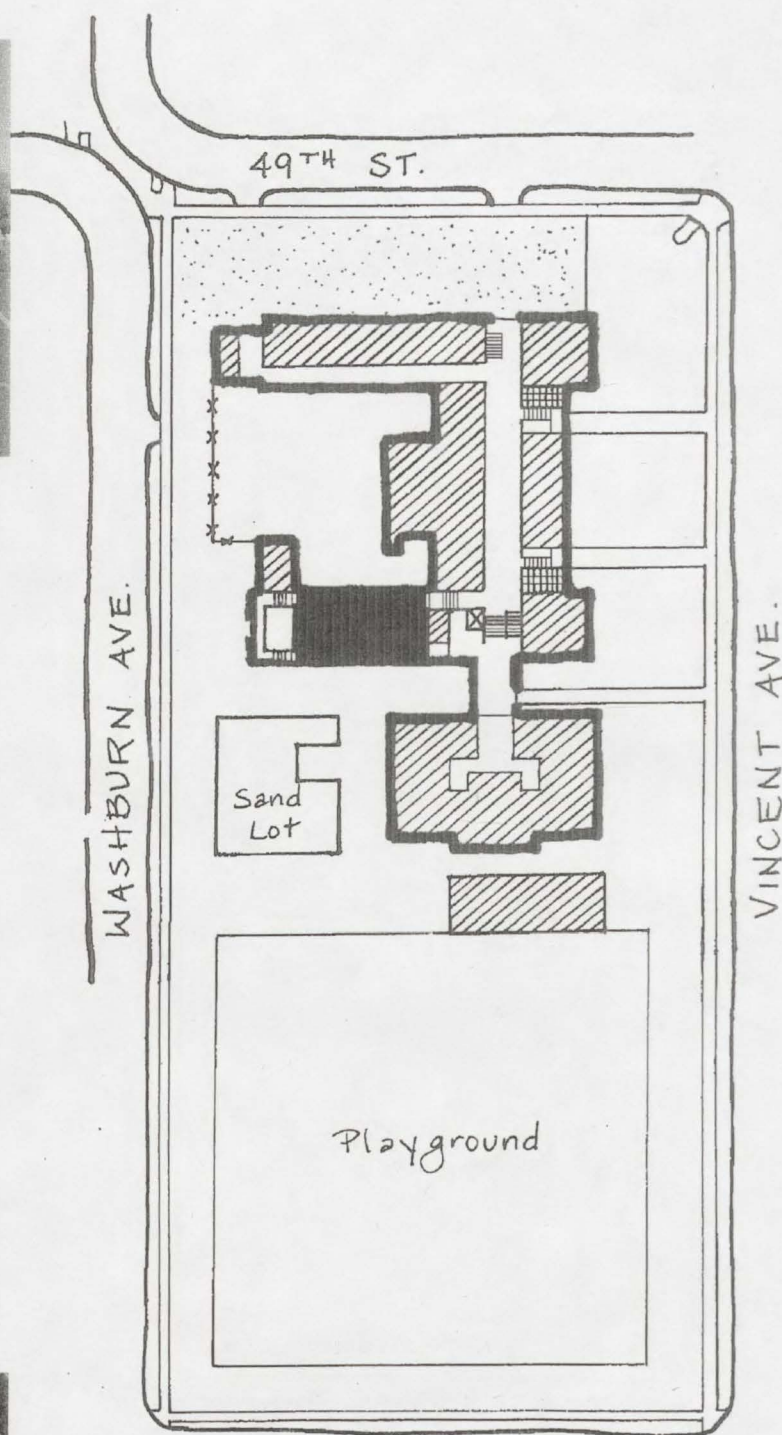
General Description:

The proposed gymnasium addition is sited directly west of the 1966 classroom addition, requiring the sand lot play area to be moved. It is relocated to the south of the school, where the portable classroom currently is sited. The 25 to 30 foot high gymnasium is connected to both the original 3-story school building and the 1966 addition by a single-story addition which accommodates the community and auxiliary spaces. The community space could be lit with skylights.

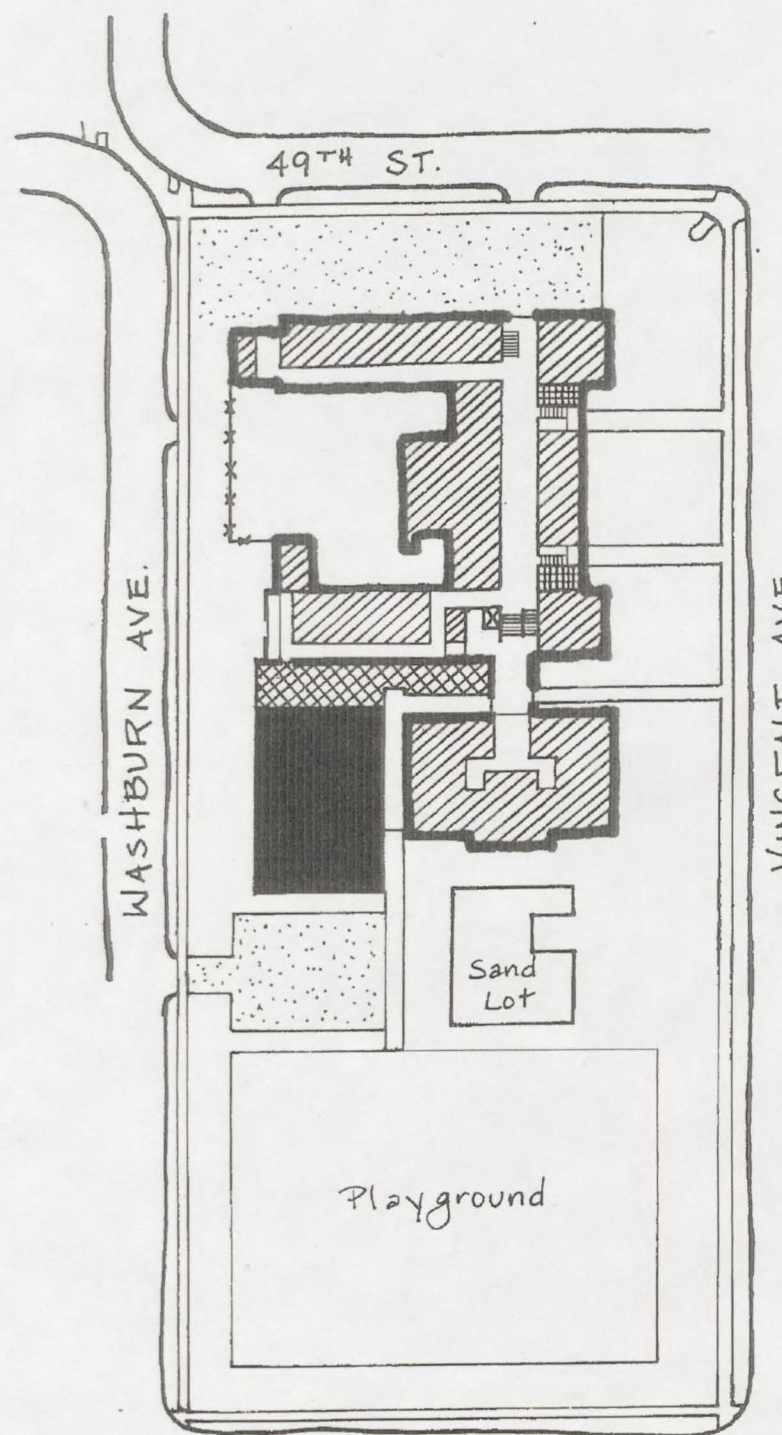
The existing gym and stage are converted into storage spaces and two new classrooms, replacing those lost by the removal of the portable building. The classrooms receive daylight through windows along the north wall.



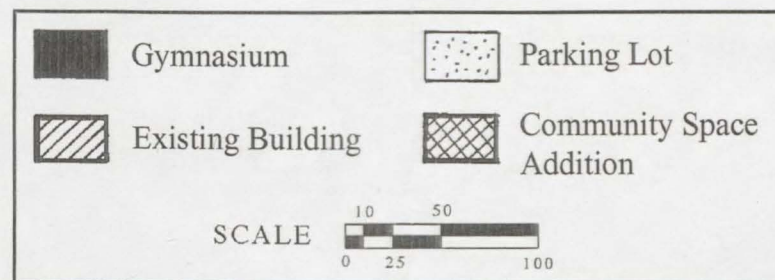
View from Washburn Avenue -- facing the rear exits of the south wing of the existing building. The gymnasium addition extends south, to the right of the photograph.



Existing School Lot Plan



Gymnasium Addition Proposal



Fulton Gymnasium Addition Proposal

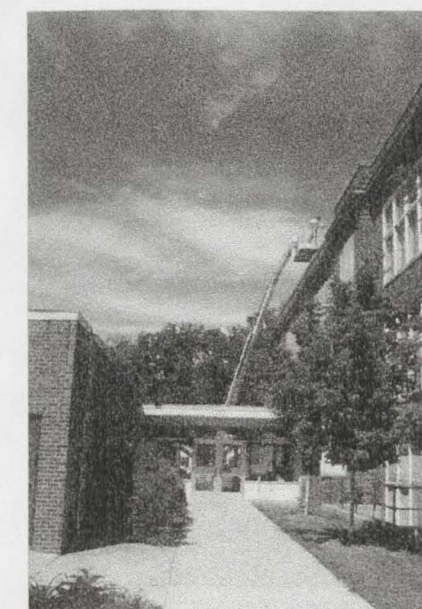
School Block Area: 165,600 sq ft

Existing Land Use:

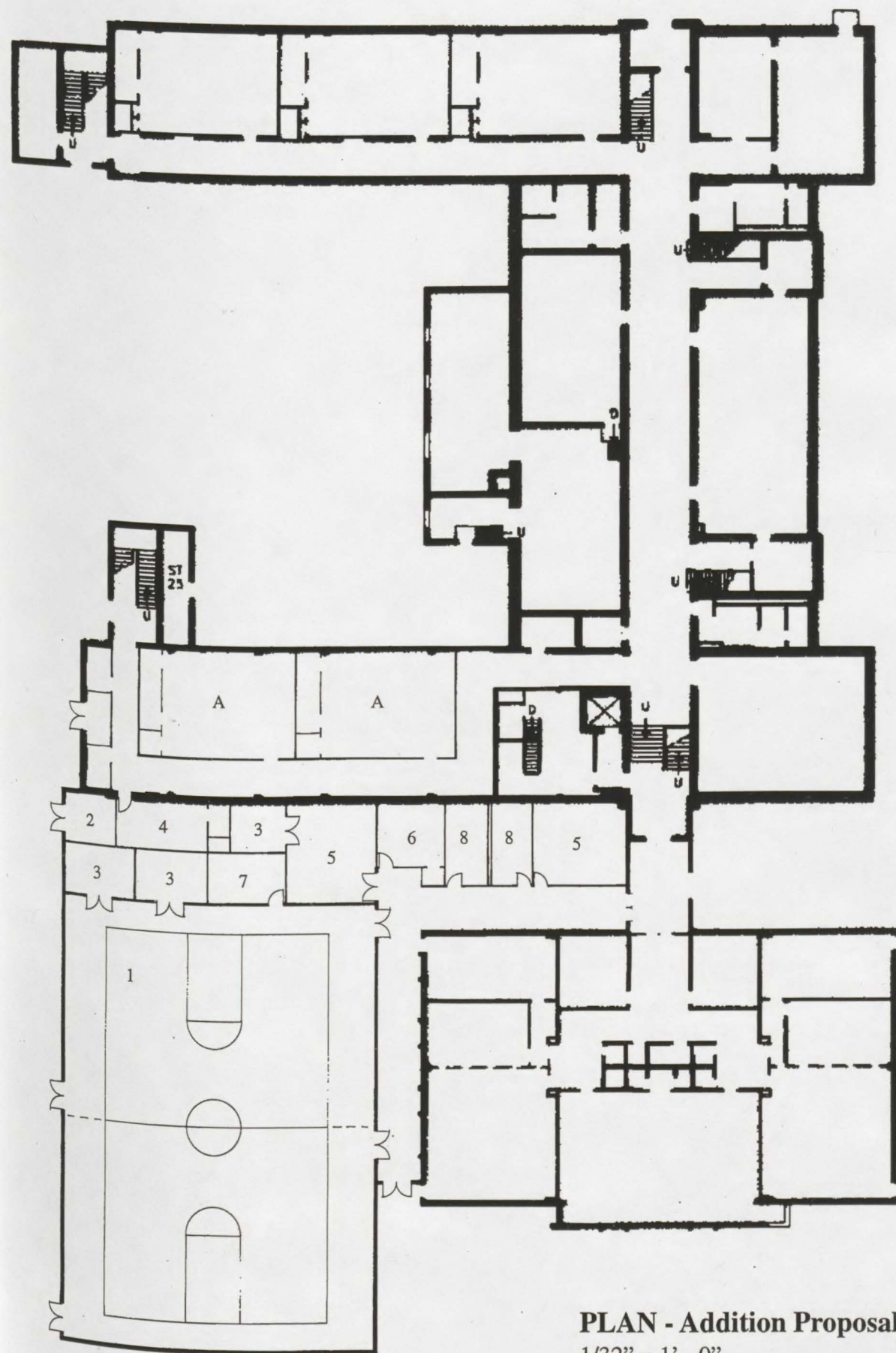
Building Footprint:	26,600 sq ft
Parking Surface Area:	10,800 sq ft
Parking spaces:	25
Playground Area:	53,600 sq ft
Sand Lot Area:	4,400 sq ft
Portable Buildings:	1

Proposed Land Use:

Building Footprint:	37,210 sq ft
Parking Surface Area:	15,600 sq ft
Parking spaces:	40
Playground Area:	43,280 sq ft
Sand Lot Area:	4,400 sq ft
Portable Buildings:	0



A walkway connects the original 3-story school building with the 1966 single-story addition. The new gymnasium is sited beyond this link and the classroom addition.



PLAN - Addition Proposal
1/32" = 1' - 0"

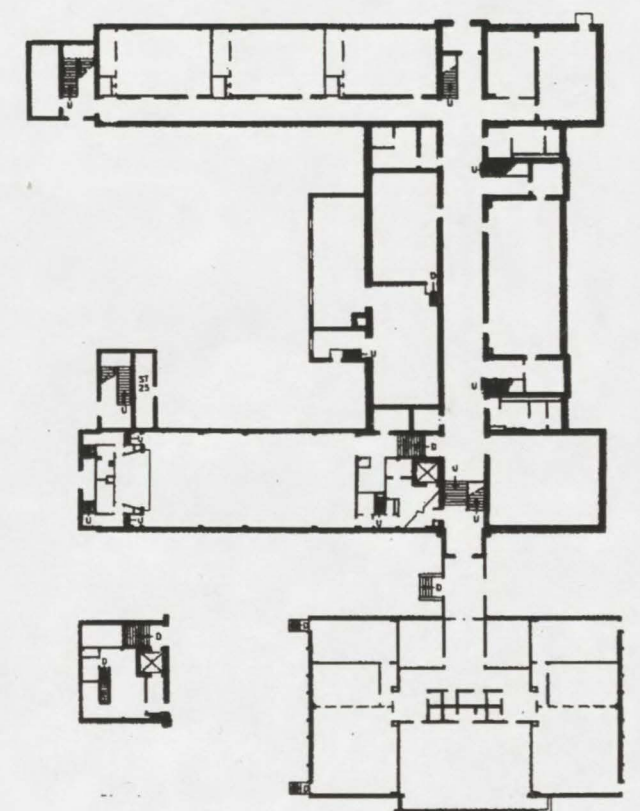
- 1 - Gym
- 2 - Exterior Storage
- 3 - Storage
- 4 - Mechanical Room
- 5 - Community Meeting Room
- 6 - Conference Room
- 7 - Office
- 8 - Restroom

A - New Classrooms

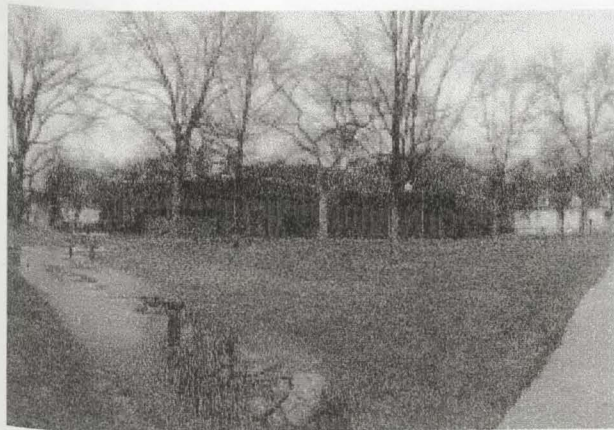
Fulton

Gymnasium Addition Proposal

Existing Building Footprint:	26,600 sq ft
Gymnasium (70' x 96'):	7,056 sq ft
Auxilliary Space:	3,500 sq ft



PLAN - Existing School



Park building with distinctive, mansard-style roof.

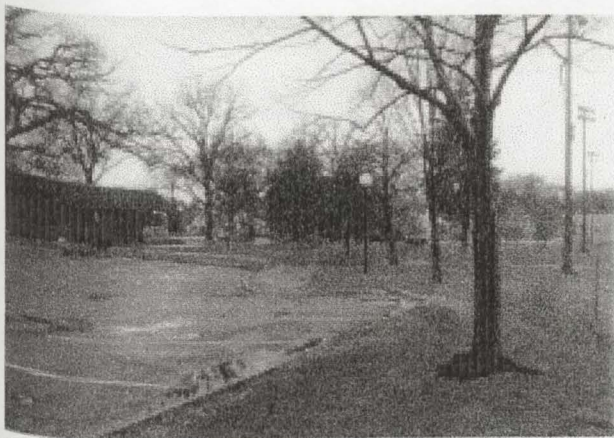
General Description:

The park occupies two city blocks between Xerxes and Zenith Avenues and 42nd and 43rd Streets. The park is fully developed and forested with a variety of mature trees.

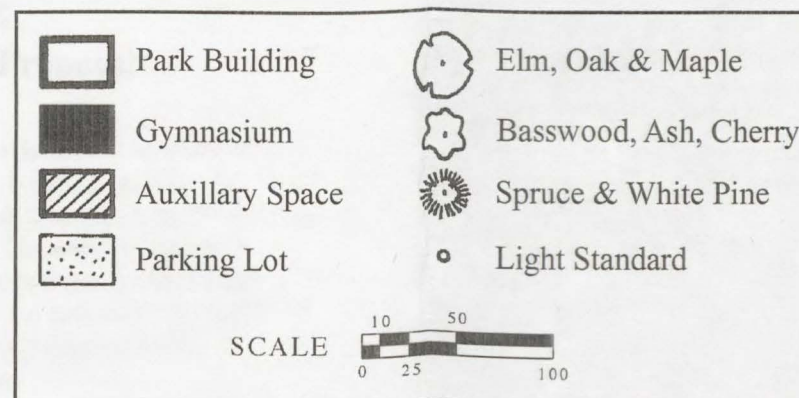
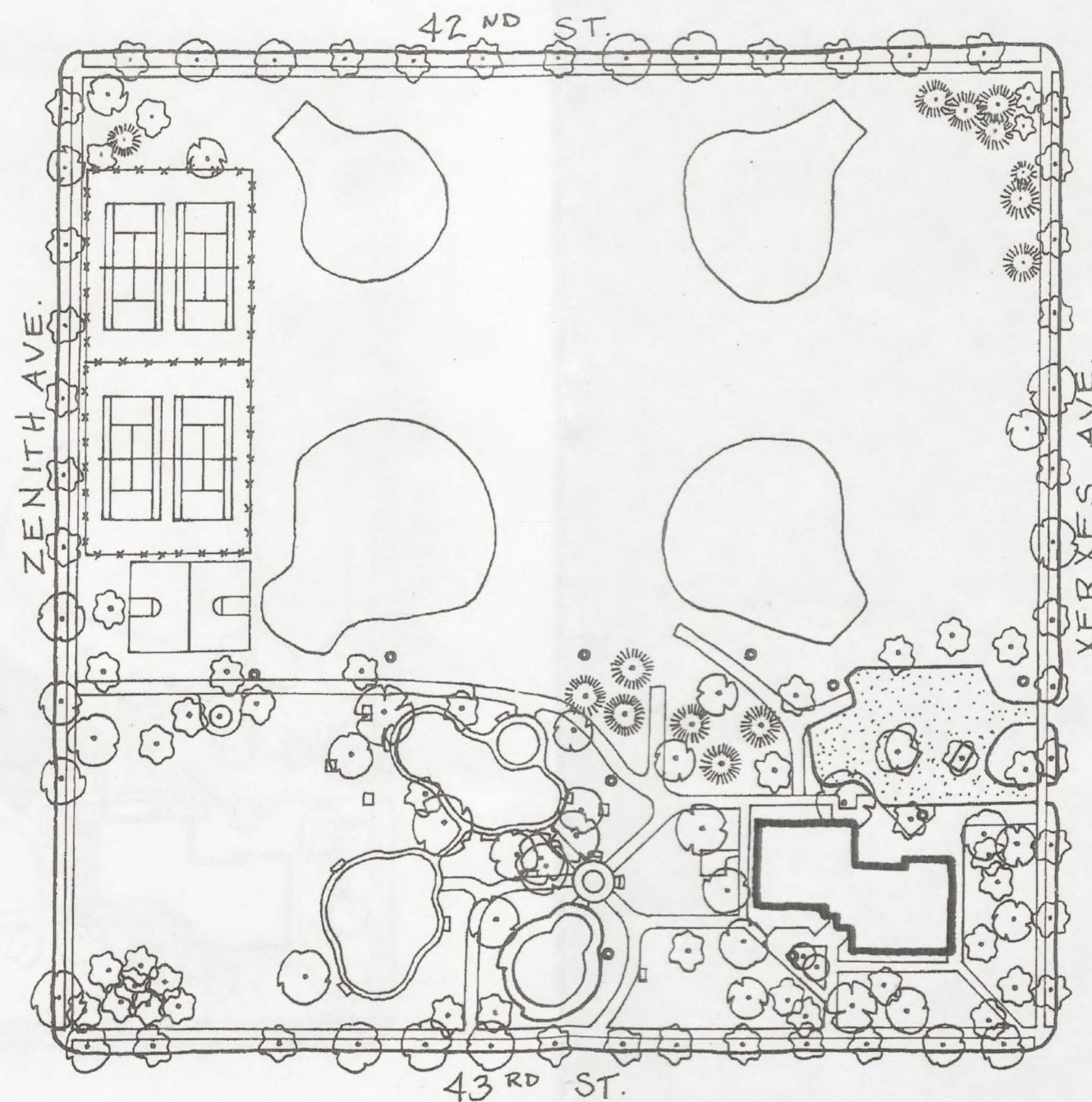
The existing park building is sited on the southeast corner of the site, overlooking ballfields to the north and picnic areas and playgrounds to the west. The building is a one-story, brick structure with a distinctive, over-hanging, mansard-style roof.

Parking/Traffic:

Xerxes Avenue is a major North-South thoroughfare through the neighborhood and currently accommodates a substantial amount of traffic. The new gym might increase traffic during some parts of the day. However, the new proposal more than doubles the off-street parking, which should alleviate street parking conditions.



View west -- across parking lot -- towards potential gym addition site.



Linden Hills Park

Park Area: 360,000 sq ft

Existing Land Use:

Building Area:	6,360 sq ft
Parking surface Area:	8,600 sq ft
Parking spaces:	17
Open Space:	172,840 sq ft

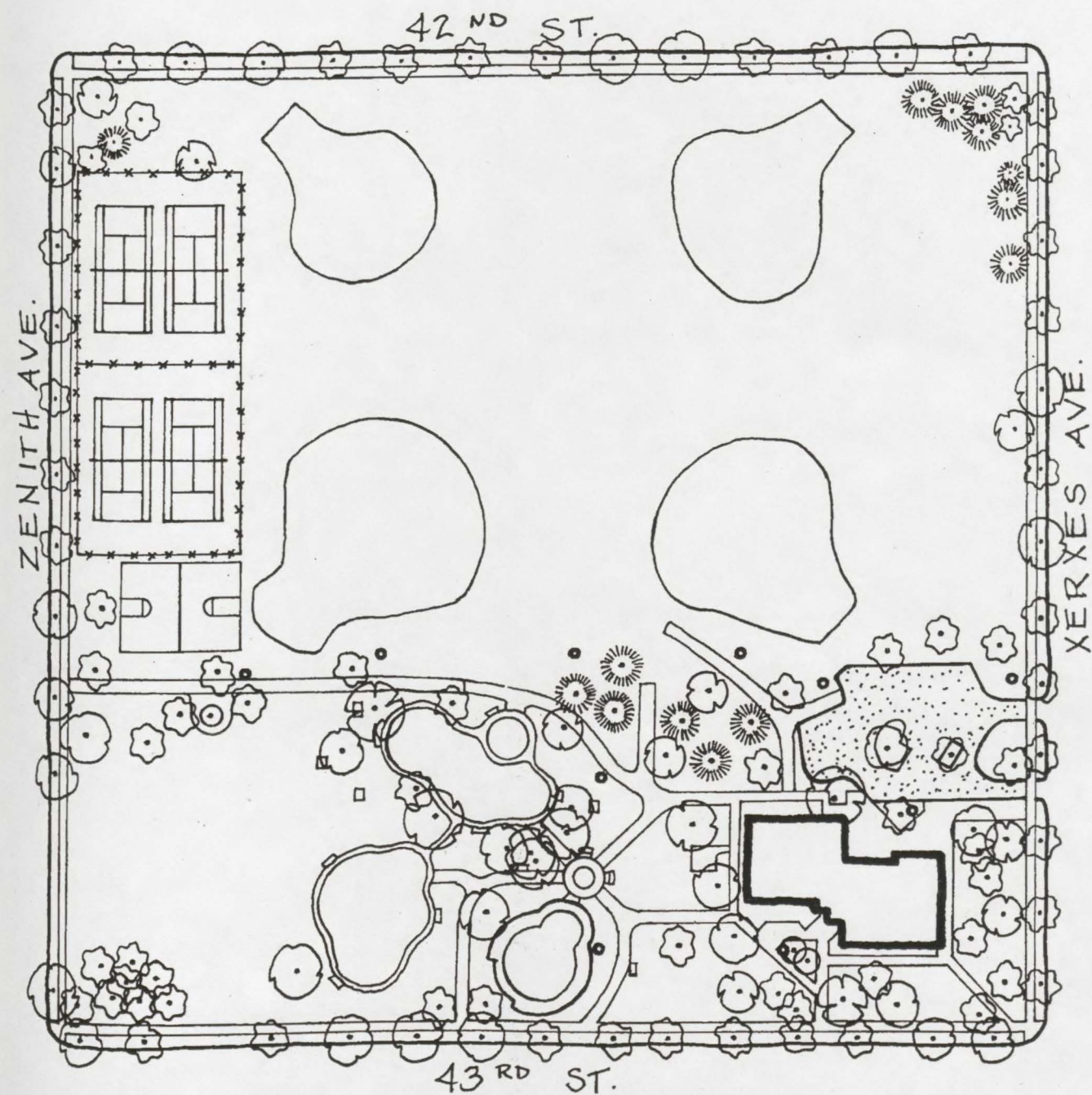
Tennis Courts (4):	25,000 sq ft
Hard surface court:	4,200 sq ft
Sand playgrounds (2):	10,800 sq ft
Wading Pool:	2,200 sq ft
Ballfields (4):	130,000 sq ft

Proposed Land Use:

Building Area:	15,450 sq ft
Parking surface Area:	17,800 sq ft
Parking spaces:	40
Open Space:	154,550 sq ft



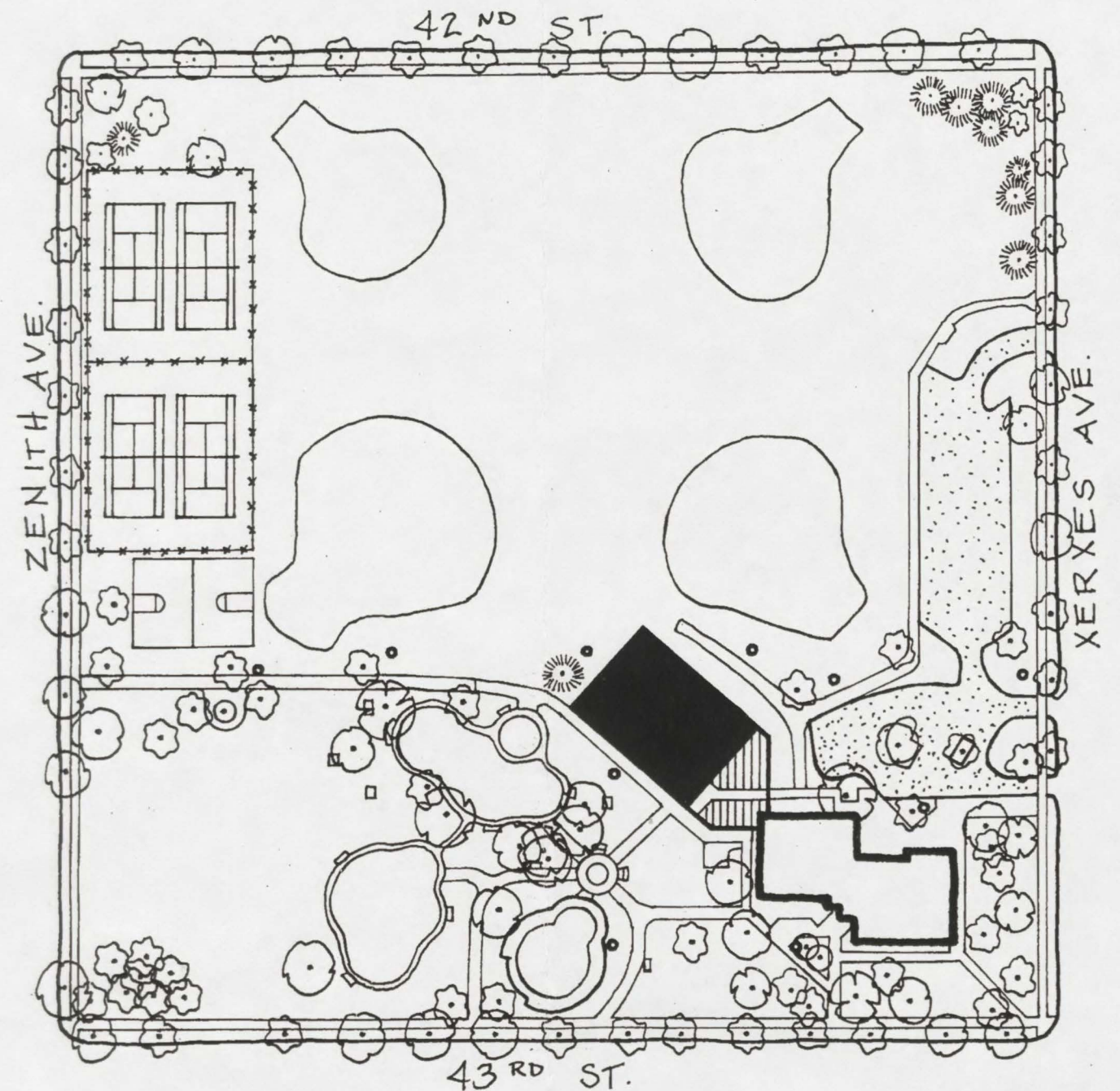
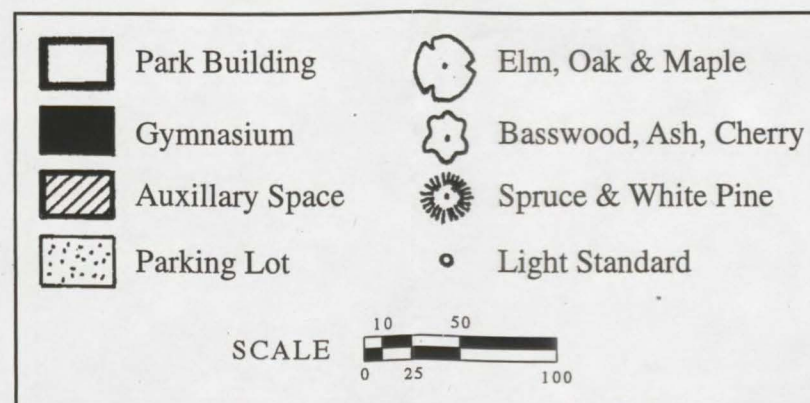
South side of park -- sidewalk along 43rd Street. View towards southeast corner of the site.



Linden Hills Park

Existing Park Plan

Trees removed for addition: 11
 Trees removed for parking: 1
 Light standards moved: 0



Linden Hills Park

Gymnasium Addition Proposal

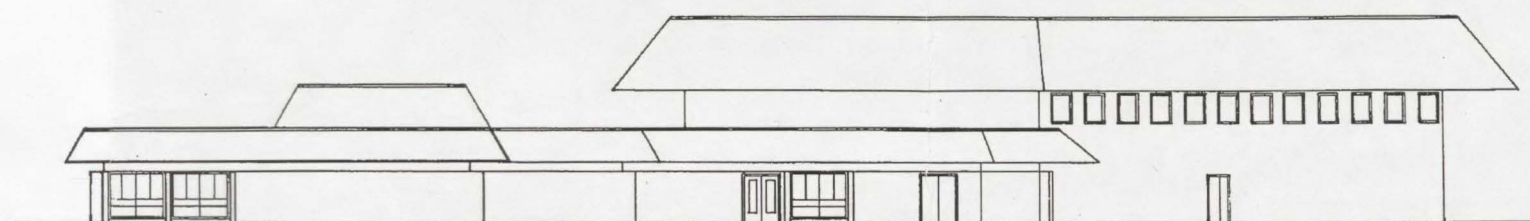
The proposed gymnasium addition is sited at an angle, to the northwest of the existing park building. In this location, it replaces the trees which provide a natural wind-break for the playgrounds. The addition connects to the existing building at the corner, preserving views and access from the warming room to the path to the ice rinks in winter. The addition also allows passage from the parking lots to the playground area.

Linden Hills Park Gymnasium Addition Proposal

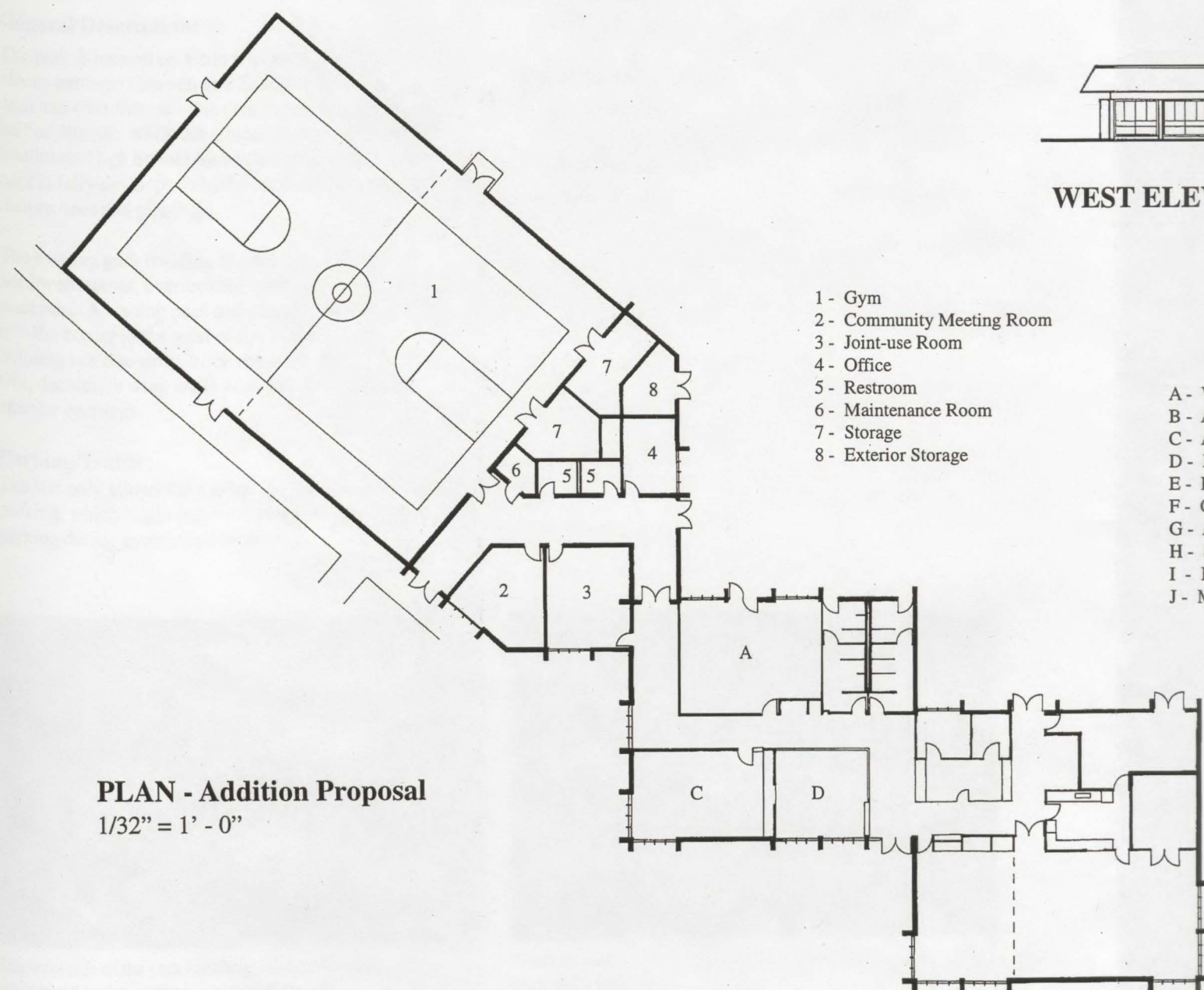
Existing Park Building Area:	6,360 sq ft
Gymnasium (70' x 96'):	7,056 sq ft
Auxilliary Space:	2,034 sq ft
Perimeter Addition:	387 linear ft



SOUTH ELEVATION

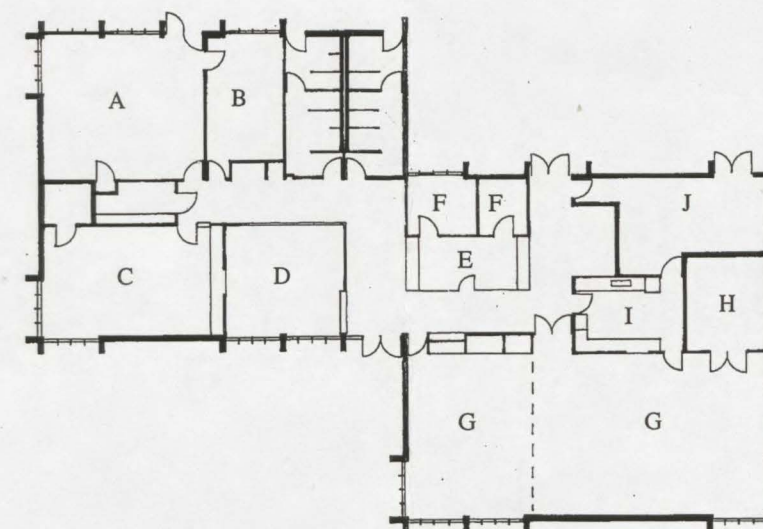


WEST ELEVATION



PLAN - Addition Proposal
1/32" = 1' - 0"

- A - Warming Room
- B - Activity Room
- C - Art Room
- D - Lounge
- E - Reception Area
- F - Office
- G - All-purpose Room
- H - Storage
- I - Kitchen
- J - Maintenance Room



PLAN - Existing Park Building





View across parking lot to the east facade of the park building. The gymnasium addition would occupy the south side of the parking lot.

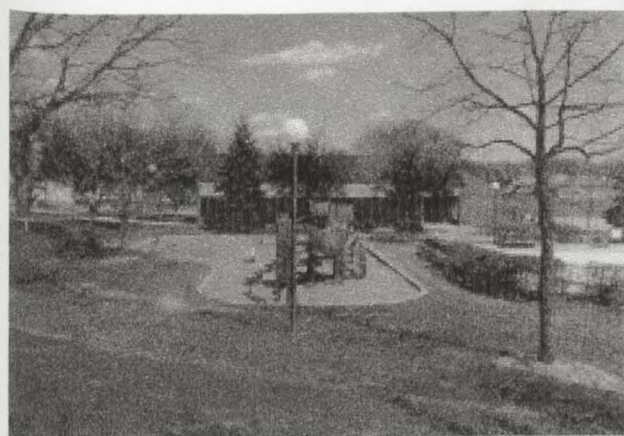
General Description:

The park is located on a site which covers three city blocks between Chowen and Zenith Avenues and 48th and 49th Streets. The park occupies the western half of this site, while the athletic fields and track of Southwest High School lie on the eastern half. The park is fully developed and forested with a variety of mature trees and plantings.

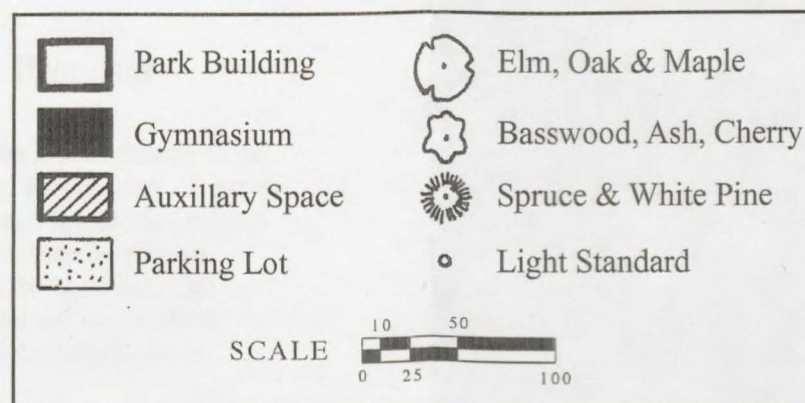
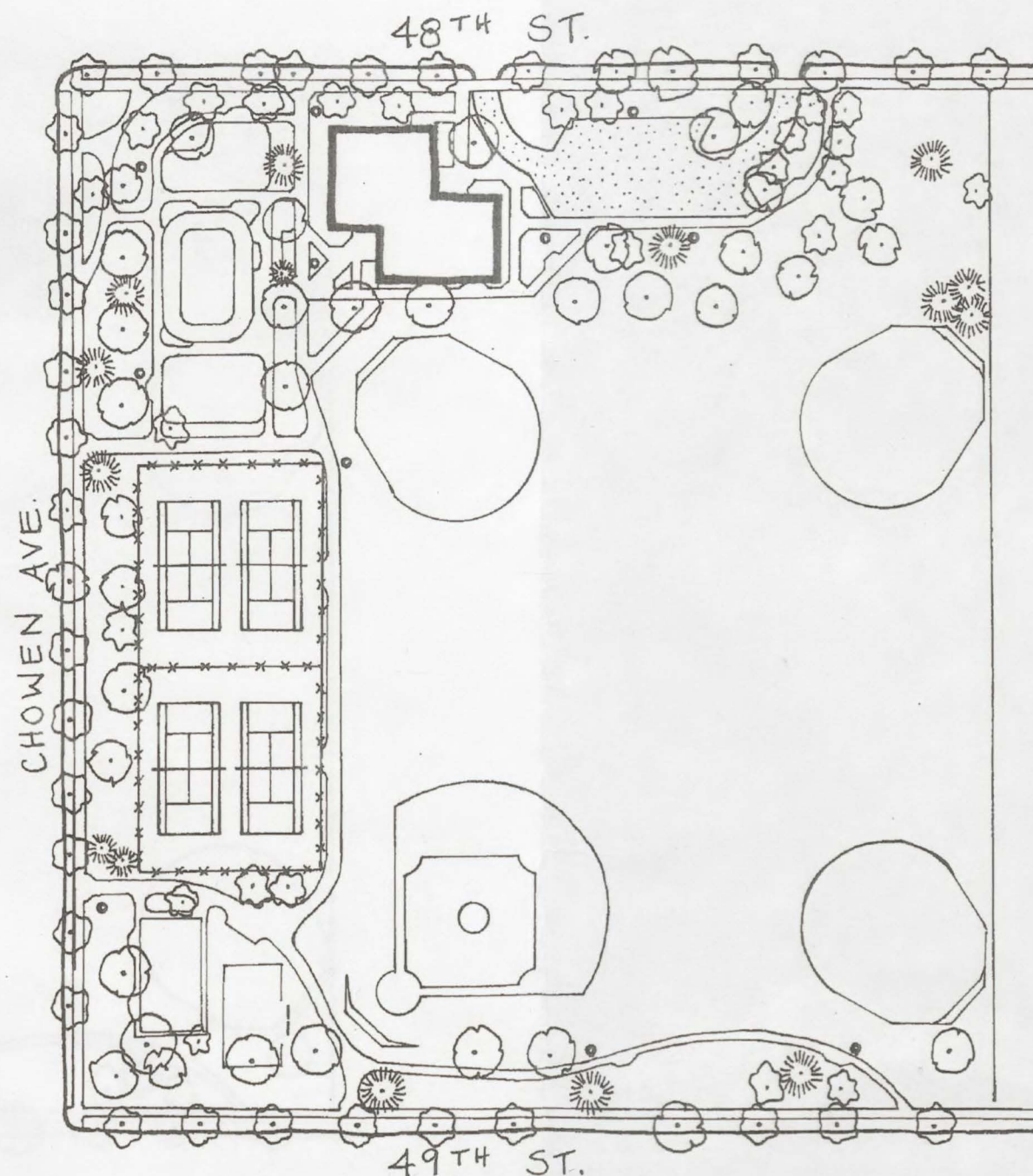
The existing park building is sited towards the northwest corner, overlooking ballfields to the southeast. A wading pool and playgrounds are tucked into the corner to the west of the building. The building is a one-story, brick structure with distinctive, decorative wing walls with circular and semi-circular openings.

Parking/Traffic:

The site only allows for a small increase in off-street parking, which might put more emphasis on street parking during gymnasium activities.



The west side of the park building, which overlooks the sand playground in the northwest corner of the site.



Pershing Park

Park Area: 324,000 sq ft

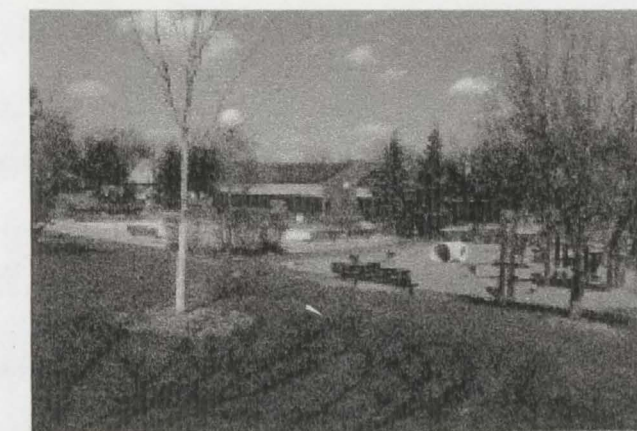
Existing Land Use:

Building Area:	6,300 sq ft
Parking surface Area:	8,200 sq ft
Parking spaces:	20 ?
Open Space:	115,900 sq ft

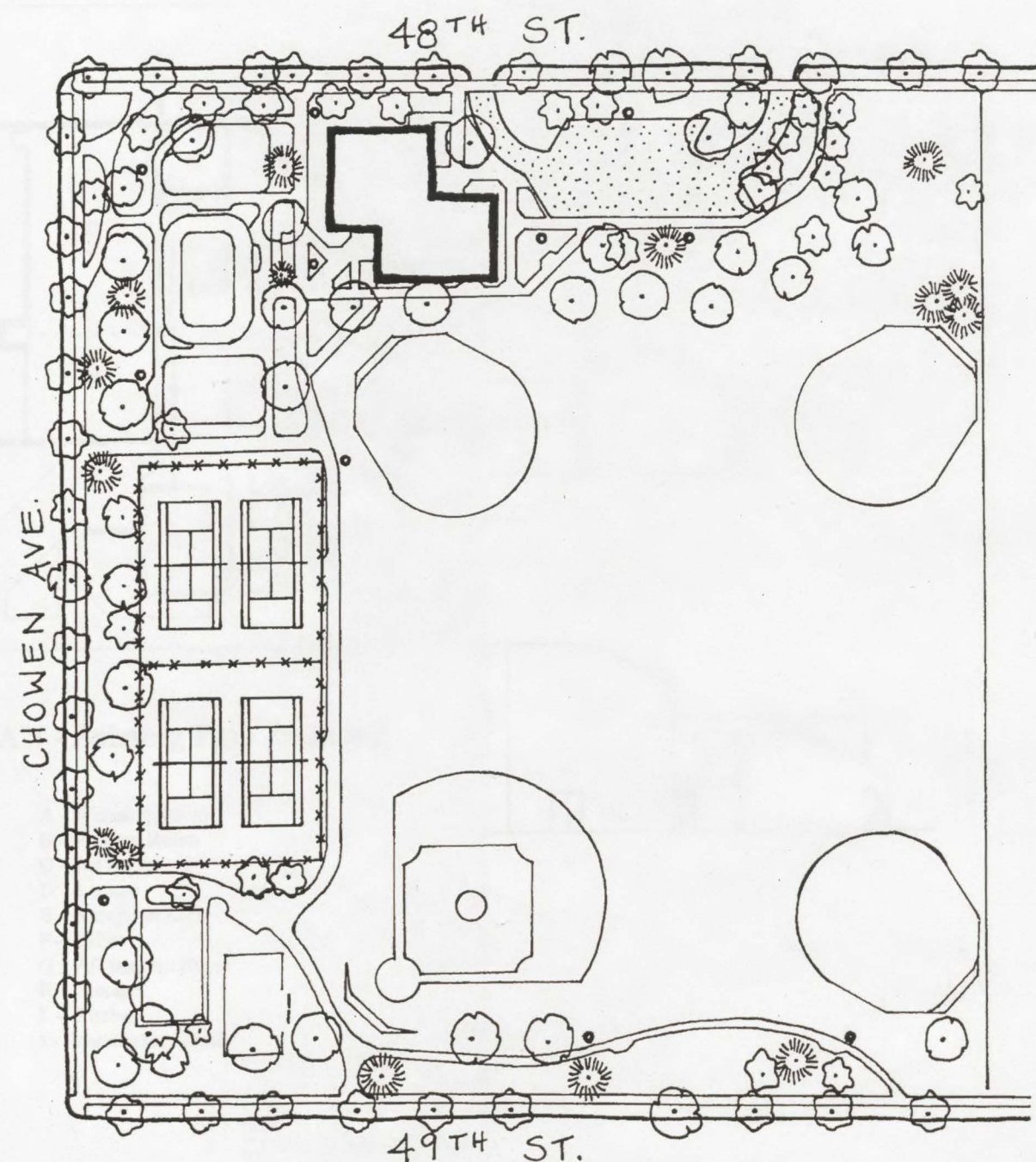
Tennis Courts (4):	25,000 sq ft
Hard surface court:	2,400 sq ft
Sand playgrounds (2):	4,400 sq ft
Wading Pool:	1,800 sq ft
Ballfields (4):	160,000 sq ft

Proposed Land Use:

Building Area:	15,356 sq ft
Parking surface Area:	10,200 sq ft
Parking spaces:	26
Open Space:	104,844 sq ft

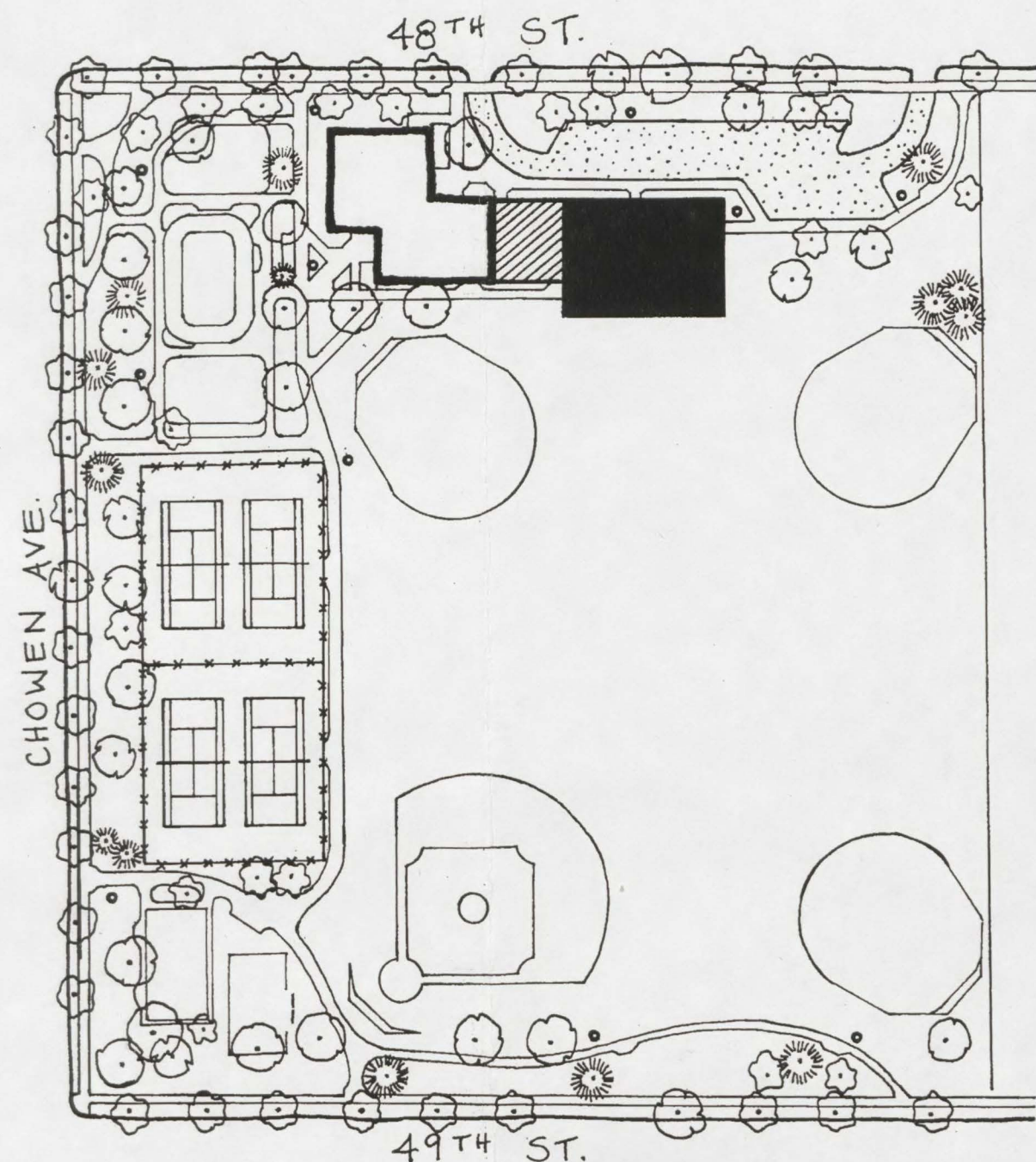
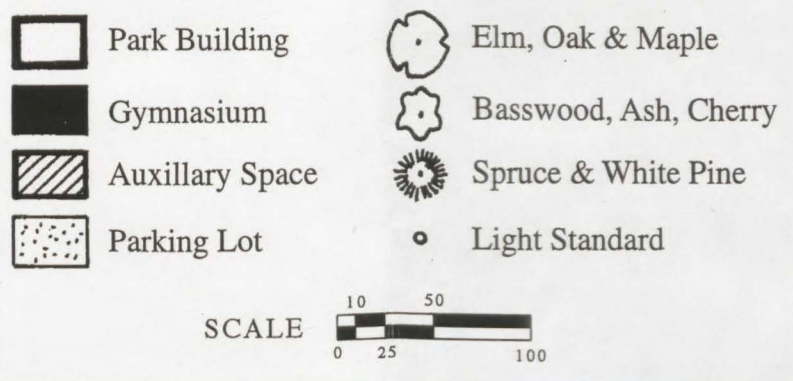


View from Chowen Avenue looking across wading pool and the park building beyond..



Pershing Park Existing Park Plan

Trees removed for addition: 7
 Trees removed for parking: 8
 Light standards moved: 2

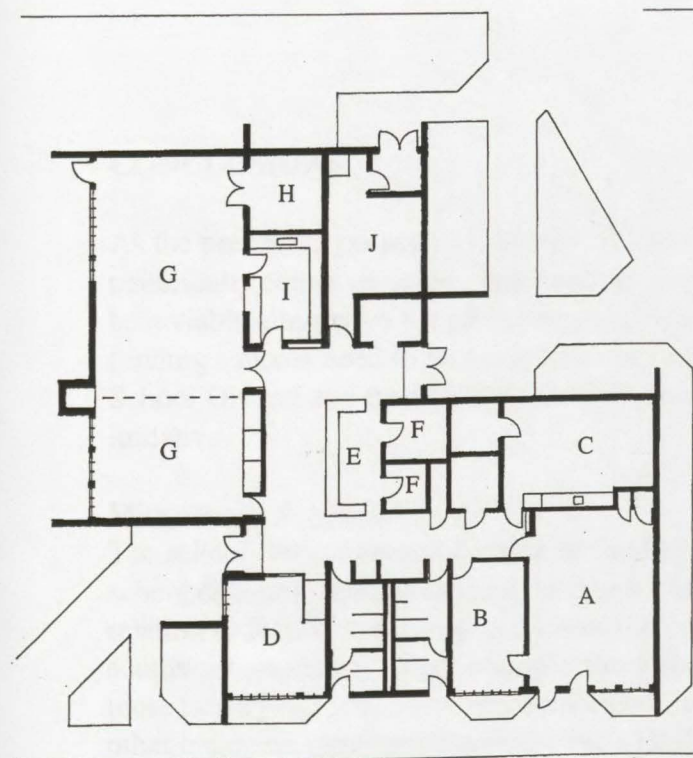


Pershing Park Gymnasium Addition Proposal

The proposed gymnasium addition is sited directly to the east of the existing park building. No windows are lost or displaced by the addition. Although the addition extends further south into the ballfield area than the existing structure, it remains well outside the foul lines. The structure is set back from the street and the boulevard trees would help minimize the visual impact of this 25 to 30 foot high building.

Pershing Park Gymnasium Addition Proposal

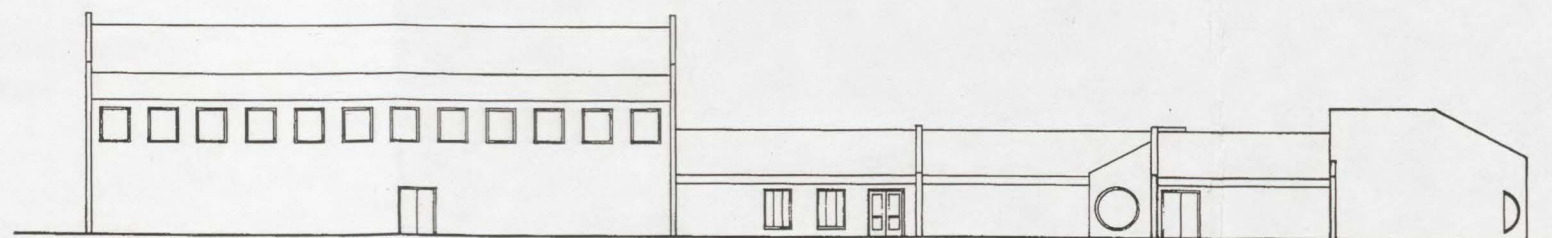
Existing Park Building Area:	6,300 sq ft
Gymnasium (70' x 96'):	7,056 sq ft
Auxilliary Space:	2,000 sq ft
Perimeter Addition:	371 linear ft



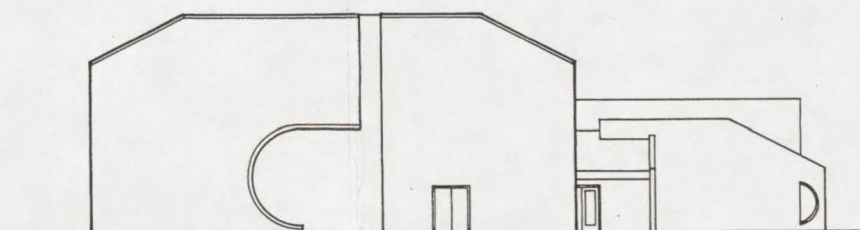
PLAN - Existing Park Building

- A - Warming Room
- B - Activity Room
- C - Art Room
- D - Lounge
- E - Reception Area
- F - Office
- G - All-purpose Room
- H - Storage
- I - Kitchen
- J - Maintenance Room

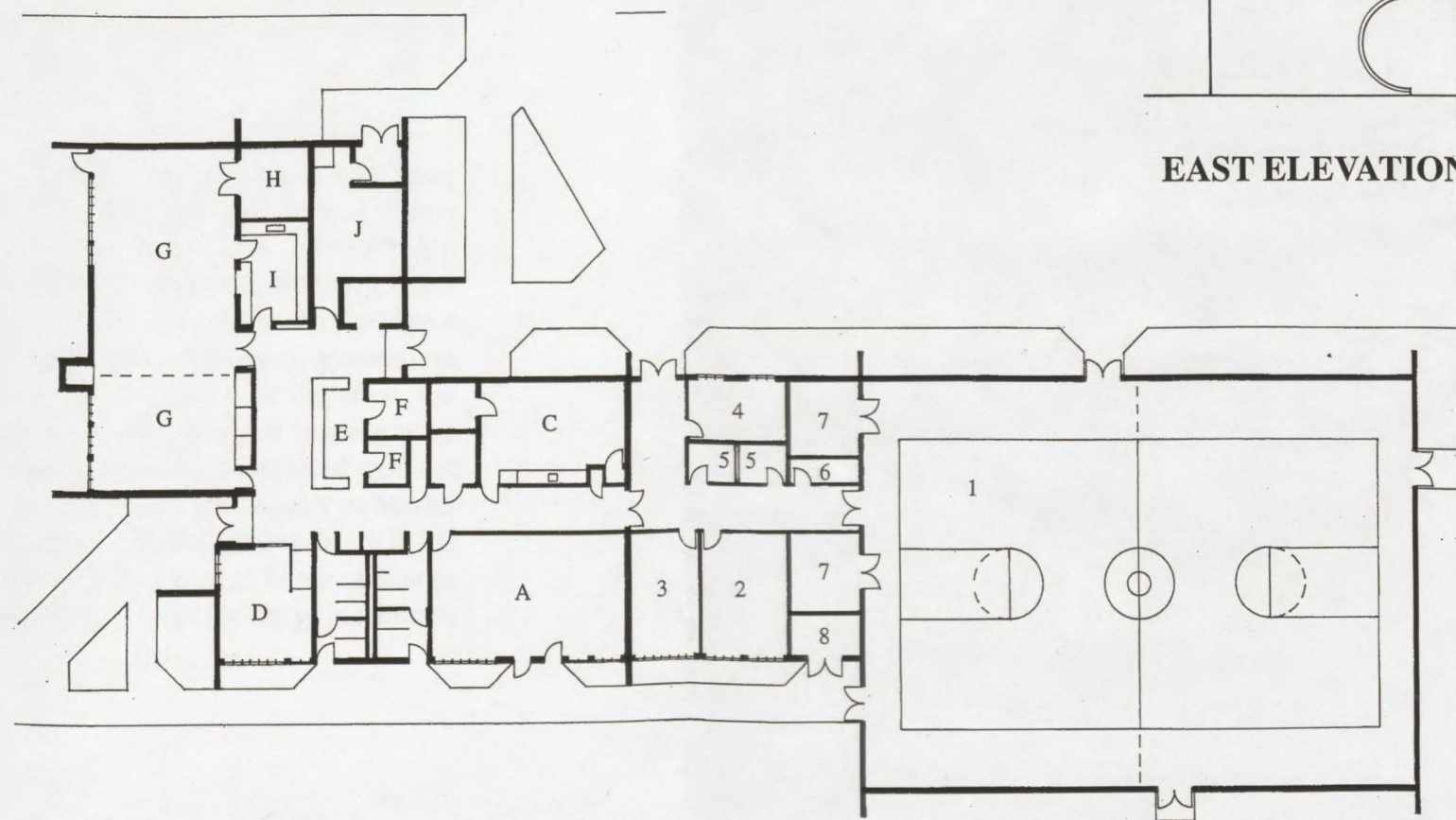
- 1 - Gym
- 2 - Community Meeting Room
- 3 - Joint-use Room
- 4 - Office
- 5 - Restroom
- 6 - Maintenance Room
- 7 - Storage
- 8 - Exterior Storage



NORTH ELEVATION



EAST ELEVATION



PLAN - Addition Proposal
1/32" = 1' - 0"



CONCLUSIONS

As the preceding proposals illustrate, all four sites could accommodate a gymnasium/community center addition. However, in order for the construction of a new facility to be a viable alternative for addressing the neighborhood's recreational needs, costs and funding sources need to be evaluated. In addition to NRP resources, the Minneapolis School District and the Minneapolis Park Board are potential funding partners for this initiative.

Minneapolis School District

The school district cannot commit to funding a gymnasium addition at this time. The school district makes all funding decisions based on the population of school children in relation to facility capacities in each of the four quadrants of the city. At this time, the southwest quadrant, which includes the Fulton and Linden Hills neighborhoods, has more facility capacity than the population of school children living in this area. On the other hand, the northwest quadrant has a facility deficit; there are more children living in this area than the existing facilities can accommodate. For this reason, the capital improvement funds for the next five years have been committed to the construction of facilities in the northwest quadrant. There are no plans in the next five years for any new facility construction in the southwest quadrant, except for the recent partnership to build the Armatage gymnasium and media center addition, to be completed in 1998.

Minneapolis Park Board

Representatives of the park board could not give a definitive position on whether they would be interested in a funding partnership to build a gym in the Linden Hills or Fulton neighborhoods. The park board makes its funding decisions based on a relationship between facilities and population within the six commissioner districts of the city. Linden Hills and Fulton lie in the 6th district, which comprises the area to the south of Lake Street and west of I-35W. Historically, only one community designated gymnasium was constructed in each district. As recreational needs increased over the years, the park board has been adding gyms in each district as opportunities and funding were available. The gym at Lynnhurst Park was the initial community designated gym for the 6th district. Later, a second gym was made available to the community at Martin Luther King Elementary School. Currently, two new gym addition proposals are in the works. Bids go out in October, 1997, for construction of a new gym at Windom School and Park, and as noted earlier, the park board is a funding partner for the gym addition being planned at Armatage School and Park.

COST PLANNING

Existing Gym Space

Installation of Egress-Control doors is estimated at \$6,000 to \$8,000. This cost includes the door hardware and all work associated with the removal of existing security gates; framing the new door opening; electrical wiring; wall repair, tiling, and painting; and design services.

New Gymnasium Space

Three sources were utilized for determining the range of construction figures cited below:

- Armatage Gymnasium Addition: Mark Lenz of SGN Architects provided estimates of the costs for the construction of the Armatage gymnasium and auxiliary spaces.
- R.S. MEANS: Square Foot Costs: this cost estimating publication is updated annually to reflect construction costs on all types of buildings in all parts of the country.
- Twin Cities' Architecture Firms: informal estimates were obtained from local firms by Bill Blanski, the faculty advisor for this project and a registered architect.

All of the cost estimates reflect the following conditions:

- Brick clad building, cement block back up, steel framing
- No unusual site problems or conditions
- Estimate does not include pre-design services, such as preparing multiple schematic design proposals
- Estimate does not include landscaping costs
(landscaping costs vary greatly depending on the type and amount of plantings desired; costs could run anywhere from 8% to 15% of the total building cost of the project)
- Estimates reflect 1997/1998 costs
(construction costs are rising approximately 4% to 6% each year)

Construction Cost

\$90 to \$110 per square foot

Fees

\$30 to \$40 p.s.f.

Total Cost

\$120 to \$150 p.s.f.

Facility

Area

Cost Estimate

Park Sites

~ 9,100 sq ft

\$1.1 to \$1.36 million

School Sites

~ 10,500 sq ft

\$1.26 to \$1.57 million

Appendices

Appendix A: Minneapolis School District: Site Plans

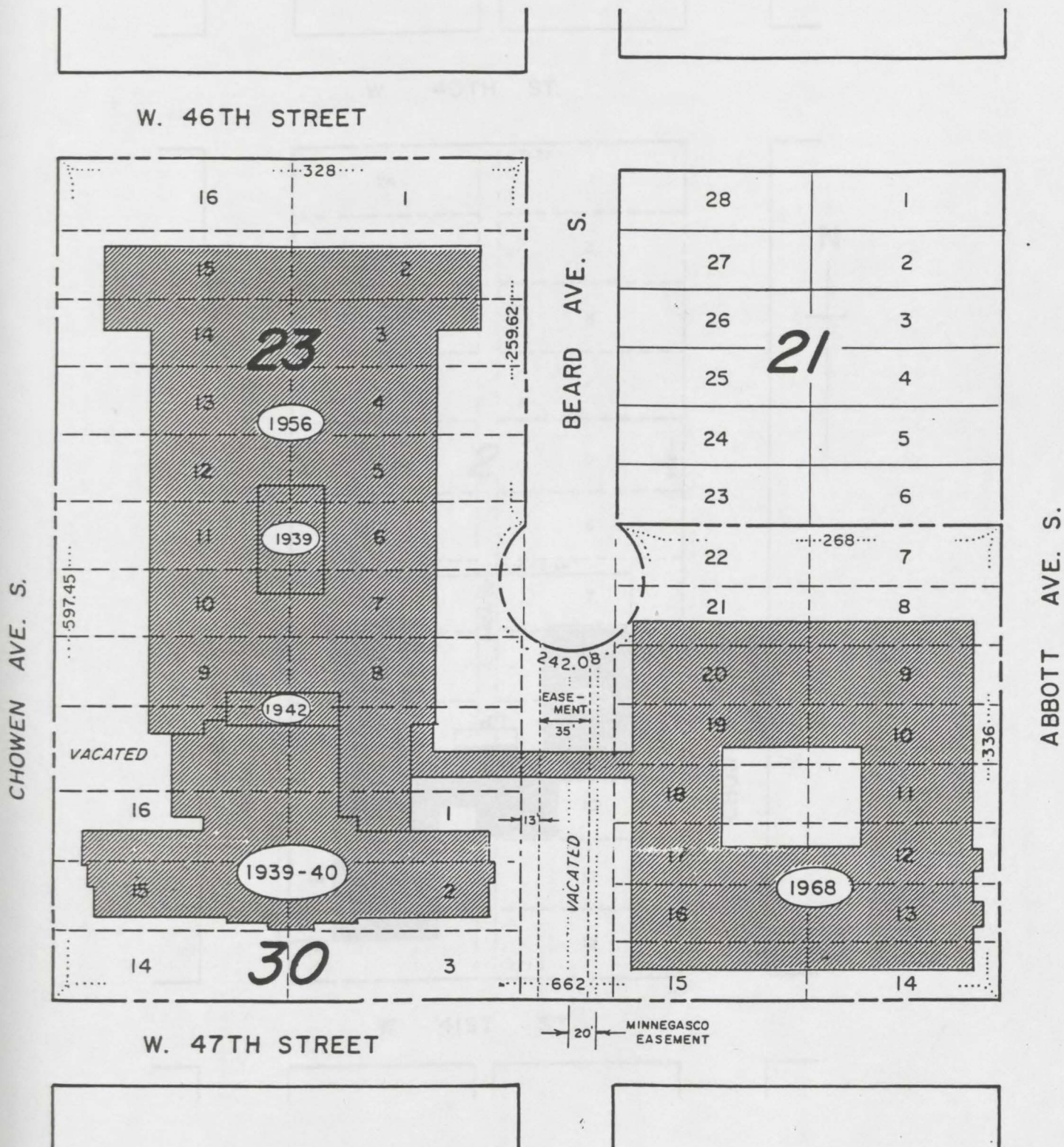
Southwest High School	30
Audubon Elementary School	31
Fulton Elementary School	32
Armatage Elementary School	33

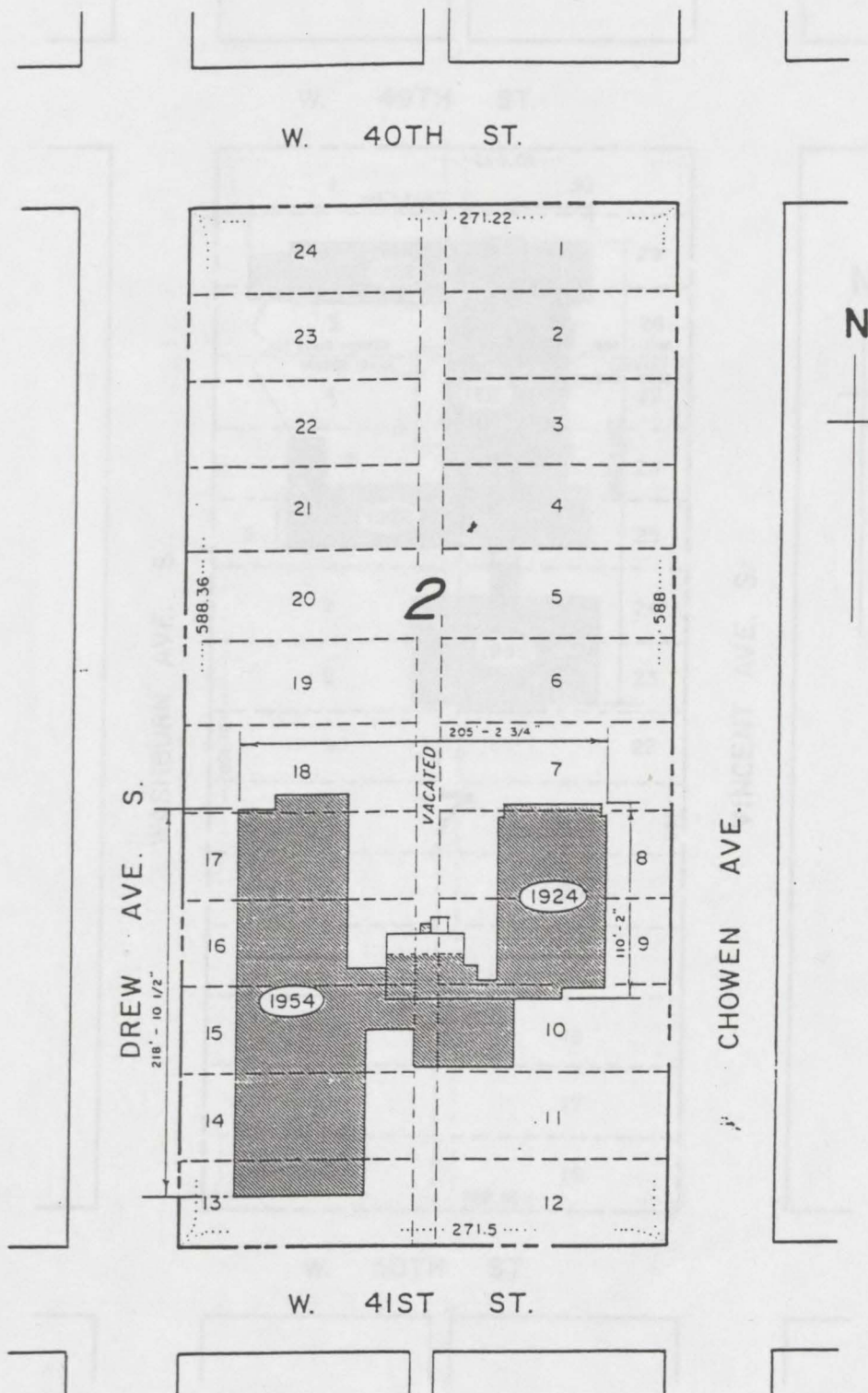
Appendix B: SGN Architects: Armatage Plans: Scheme P

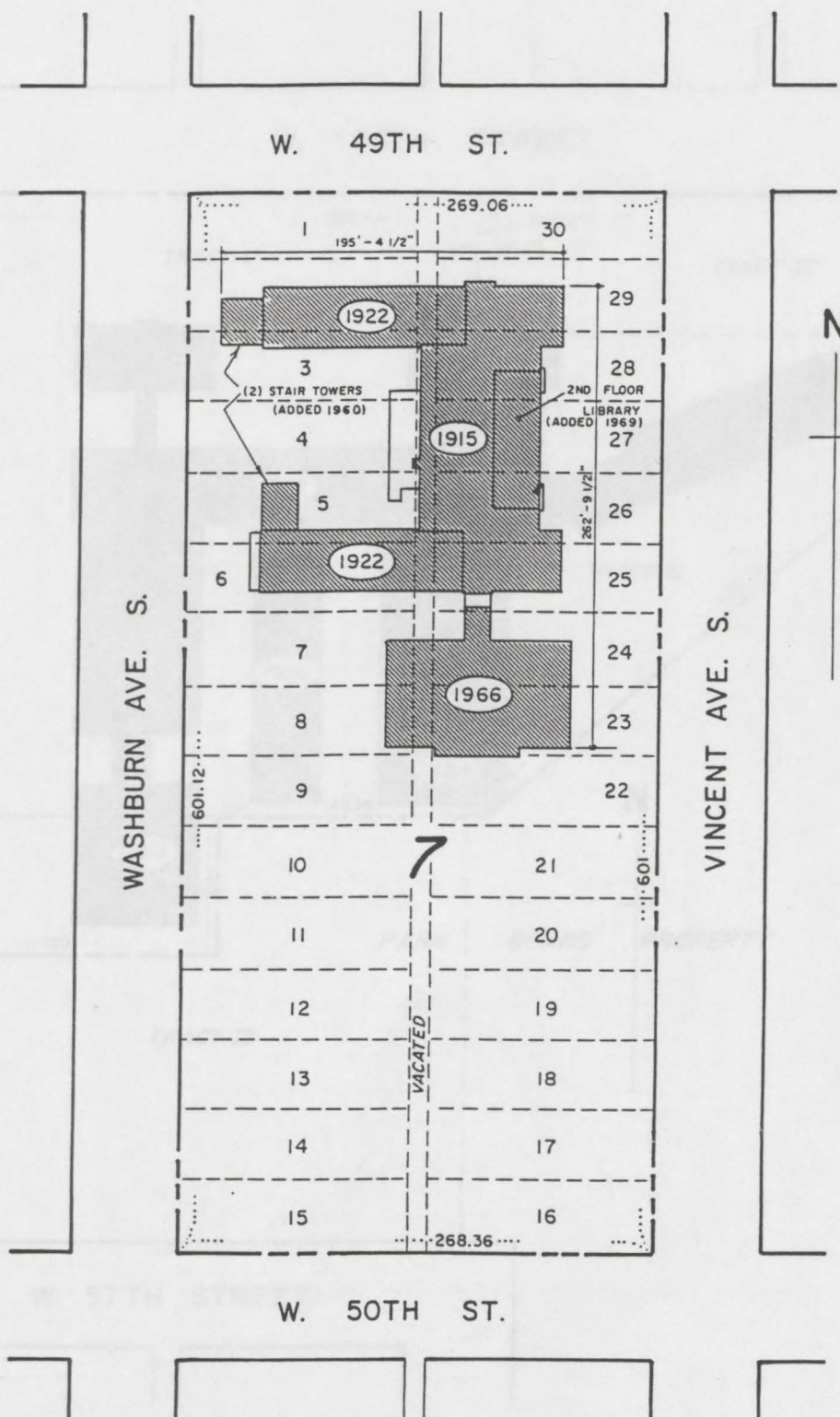
Lower Ground Level	34
Upper Level	35

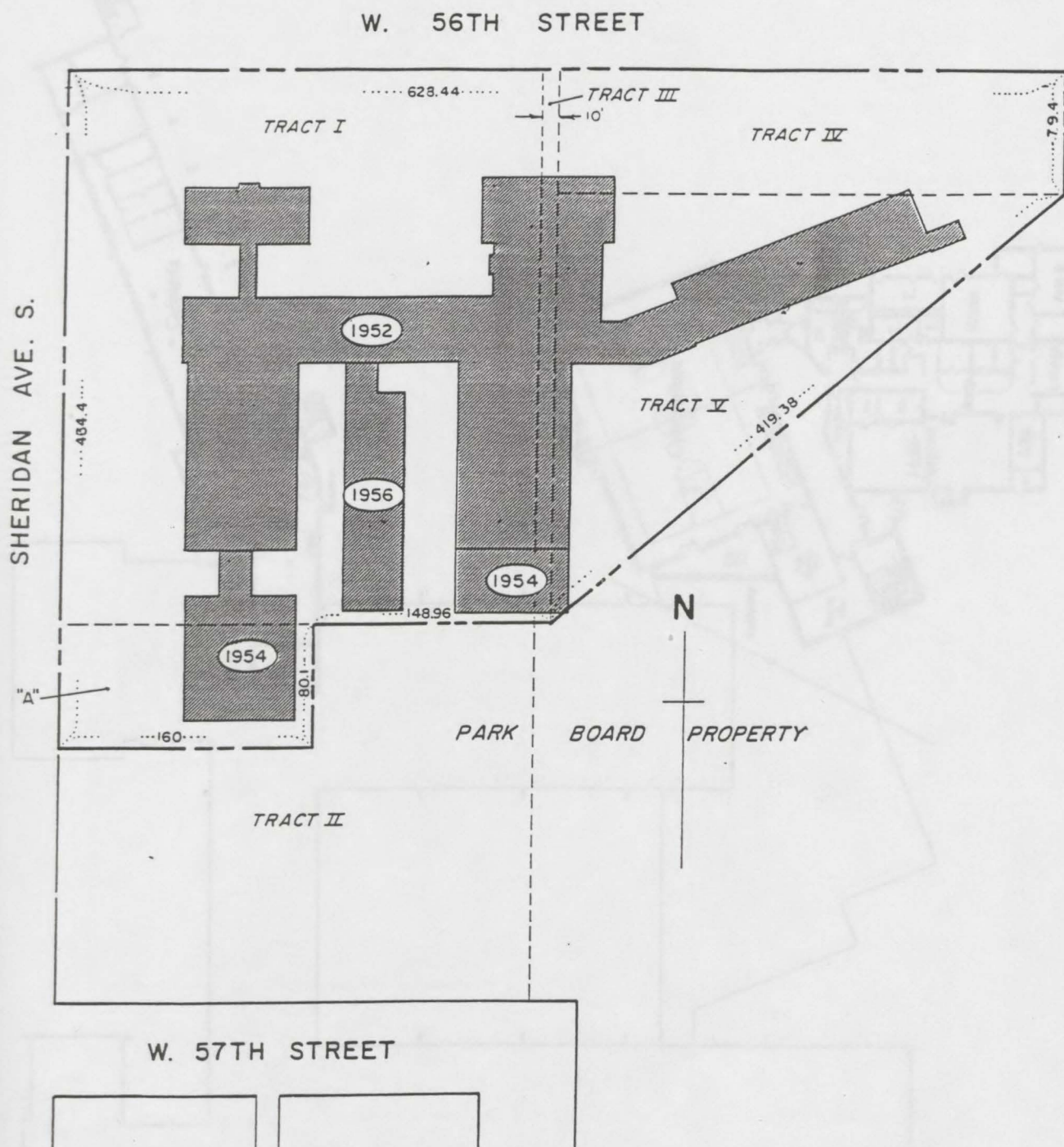
Appendix C: Minneapolis School District: Facilities Department

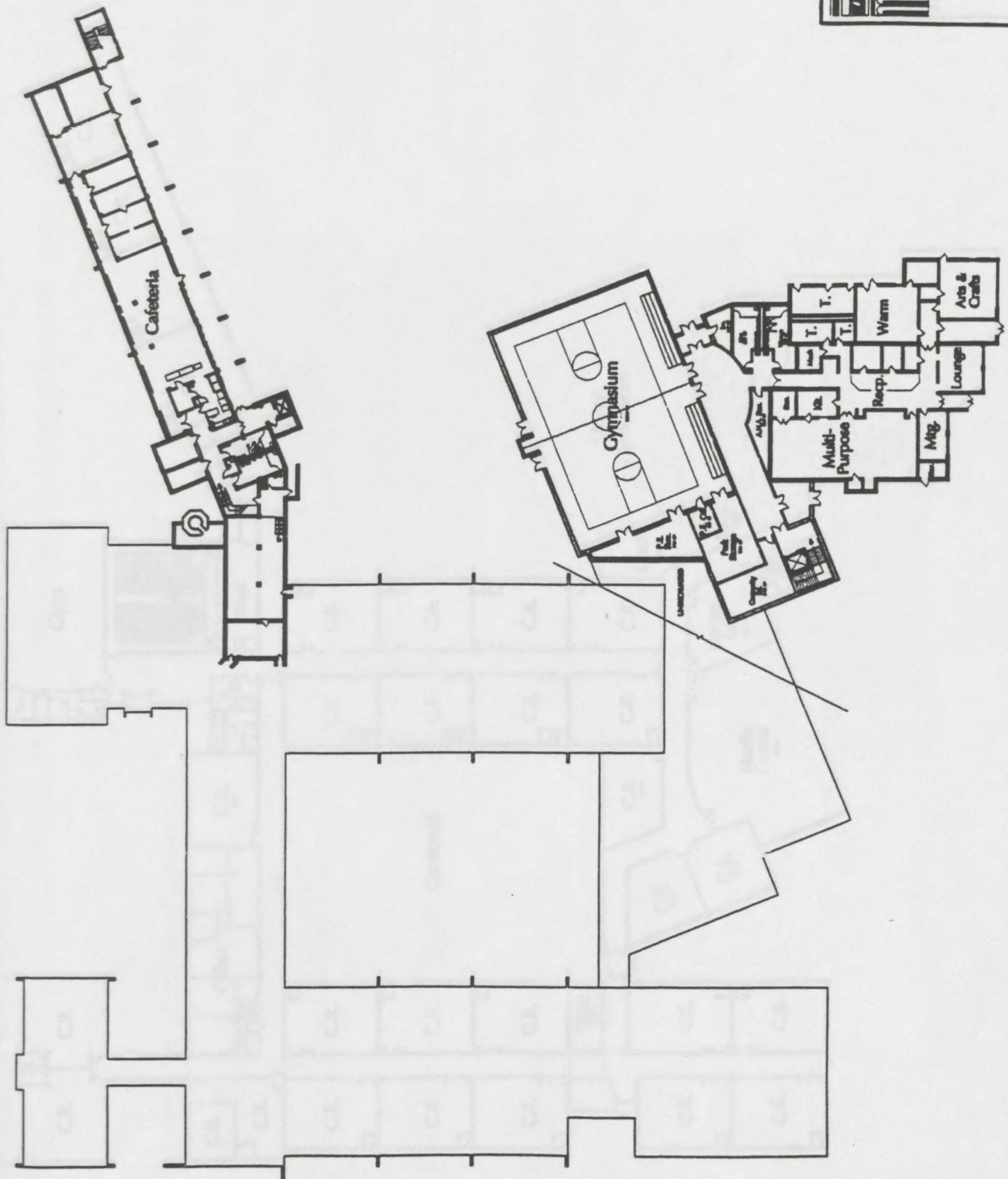
Space Distribution 1997 By Area	36
Suggested 5 Year Strategy	37

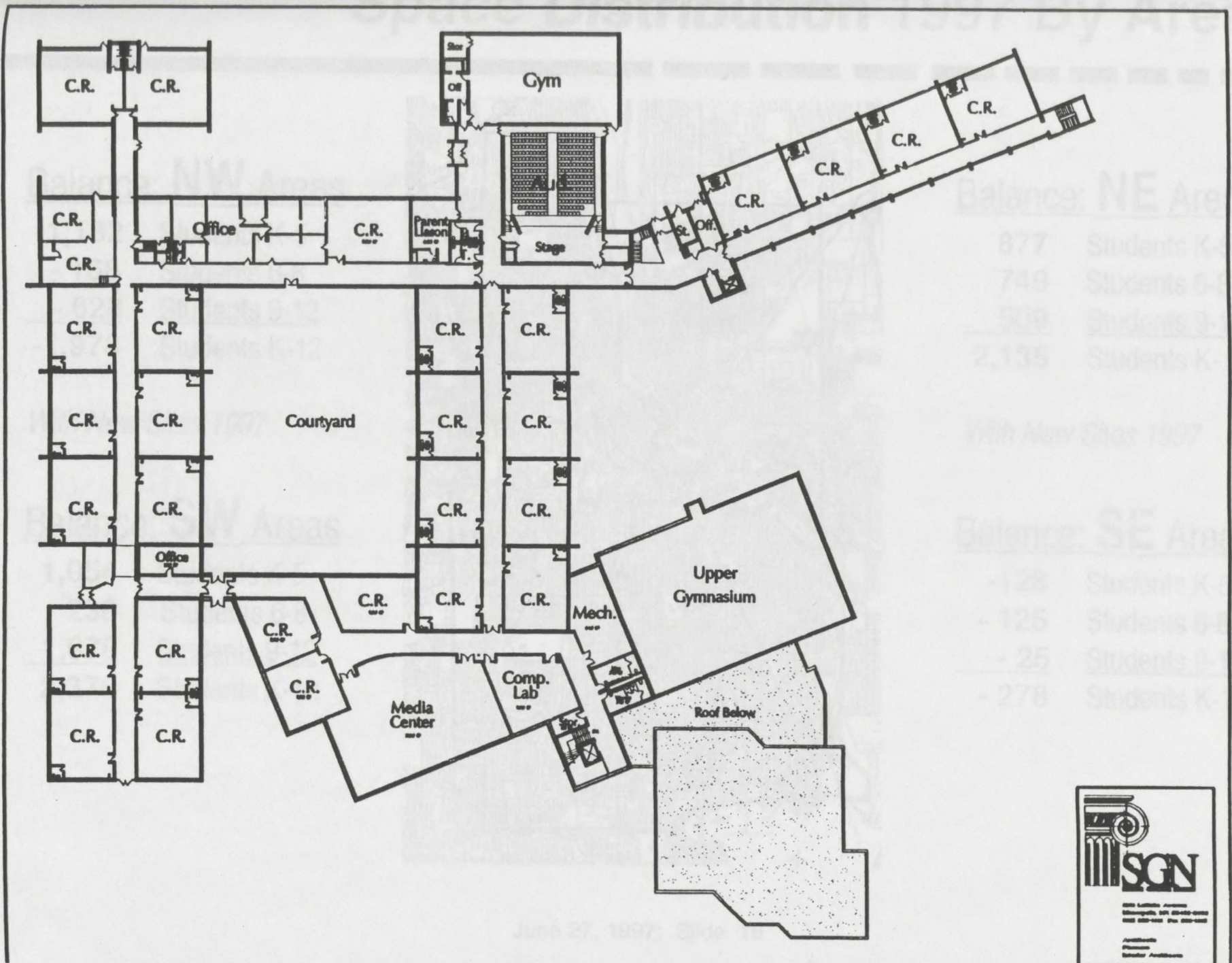












Space Distribution 1997 By Area

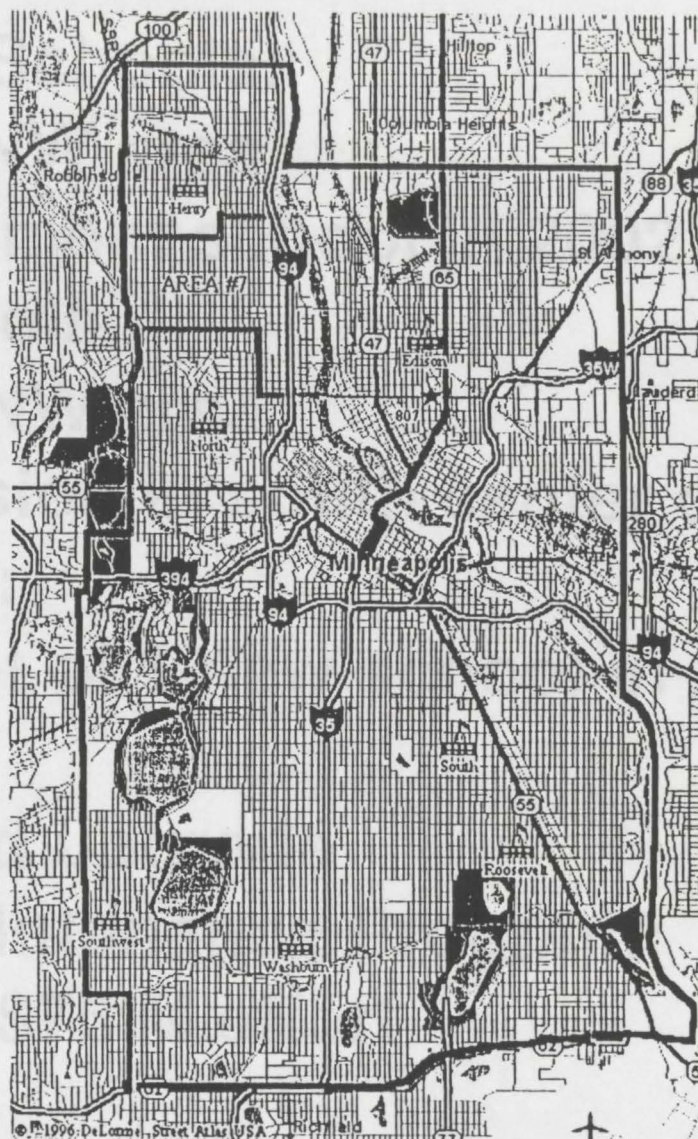
Balance: **NW** Areas

-1,182	Students K-5
- 168	Students 6-8
- 628	Students 9-12
-1,978	Students K-12

With New Sites 1997

Balance: **SW** Areas

1,054	Students K-5
238	Students 6-8
1,078	Students 9-12
2,370	Students K-12



Balance: **NE** Areas

877	Students K-5
749	Students 6-8
509	Students 9-12
2,135	Students K-12

With New Sites 1997

Balance: **SE** Areas

-128	Students K-5
- 125	Students 6-8
- 25	Students 9-12
- 278	Students K-12

Suggested 5 Year Strategy

- **Elementary Schools:**
 - 3 New in NW area
 - 1 Replacement school in 2002
- **Middle Schools:**
 - 1 New in NW area
 - 1 Conversion in south center of City
- **High School:**
 - Equivalent of 1 new school in 2002
- **Lease Sites:**
 - Retain and upgrade
- **Deferred Maintenance Program:**
 - Continue \$75 M effort